16 Appendix C - Sustainability Appraisal Matrices

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BOURNEMOUTH, DORSET AND POOLE WASTE PLAN

Sustainability Appraisal Matrices – Update November 2017

Introduction

Sustainability appraisal is a systematic and iterative process undertaken during the preparation of a plan or strategy. Its role is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so, it provides an opportunity to consider ways in which the plan or strategy can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that draft policies and proposals might have.

Legal Framework

Section 39 of the Planning and Compulsory Purchase Act, 2004 requires Local Development Documents (including Minerals and Waste Development Documents) to be prepared with the objective of contributing to the achievement of sustainable development. Sustainable development will ensure a better quality of life for present and future generations.

Section 19 (5) of the Act requires Local Planning Authorities to carry out an appraisal of the sustainability of the proposals in each document and prepare a report of findings of the appraisal. Sustainability appraisal is integral to document preparation as a means of assessing their potential social, environmental and economic effects. It is a positive tool for developing policies to ensure that they reflect sustainable development principles. The appraisal should take place in parallel with the formulation of policies.

The European Strategic Environment Assessment Directive 2001/42/EC requires an environmental assessment of plans and programmes prepared by public authorities that are likely to have significant effect upon the environment. This process is referred to commonly as “Strategic Environmental Assessment” (SEA), and covers relevant plans and programmes whose preparation began after 21 July 2004. A key requirement of the SEA process is the production of an environmental report describing the likely significant effects of implementation of the plan and alternative options which were considered when producing the plan. This Sustainability Appraisal incorporates the requirements of the SEA Directive.

Sustainability Appraisal Scoping Report

The Waste & Minerals Sustainability Appraisal Scoping Report, published in March 2015 was the first stage of this process. It set out the scope of the appraisal and the information to be gathered or relied upon. It will apply to all the minerals and waste development plan documents that will be prepared. The Scoping Report identifies the sustainability objectives that will be used in the sustainability appraisal of the policies and proposals in the Waste Plan. It also sets out baseline information for both waste management and minerals and for each of the topics addressed

through the sustainability appraisal process. The report replaces the previous Scoping Report, published in 2014, and provides updated baseline information and a revised set of objectives and indicators to reflect the latest guidance and policy. The sustainability appraisal scoping report and the series of accompanying topic papers can be downloaded from the website
https://www.dorsetforyou.com/354652

The main part of the scoping report has been organised by topics identified in the SEA Directive, plus social and economic topics to fulfil the requirements of Government guidance on sustainability appraisal and the Planning and Compulsory Purchase Act 2004. Each topic was explored and analysed using the tasks suggested in the guidance. Relevant plans, programmes and policies were identified and reviewed, and their implications for the minerals development plan documents (DPDs) considered. Initial baseline information, often in the form of maps, was collected and included in the report.

Sustainability issues were then identified and their implications assessed for waste planning and the baseline information to be collected. Objectives were developed to address these sustainability issues, as well as reflecting international, national, regional and local objectives. Indicators were then developed to measure how well the emerging policies and strategies would perform and help to achieve sustainability objectives.

This appraisal has involved assessing the performance of each policy, option, site etc against each objective using a series of matrices (found below). The appraisal was based on professional judgement, officer discussions, technical knowledge and the evidence base. The impacts of each option and its performance against each sustainability objective are shown as positive, negative, no significant impact/neutral and no direct relationship (N/A). Commentary has been provided to explain the outcome for each assessment. Following this, the impacts of the polices and options on each sustainability objective have been compared and a conclusion drawn. Finally, an overall assessment has been made of all the options (where appropriate) against the sustainability objectives (the text in the box at the foot of each matrix). The final summary was also shown in a box under each policy or site option in the 2015 Draft Waste Plan to aid consultation.

In addition, where there are a series of options being considered to address a single need, the options have been compared to get a sense of which option in sustainability terms looks most favourable. Other issues such as deliverability including the availability of land, landowner issues have also been considered in making decisions on the most appropriate sites to take forward, a summary of this is also included in this report where relevant.

The assumptions and the outcomes of the assessments are largely subjective. Stakeholders have been invited to comment on the SA throughout the key consultation periods so that responses could help to inform the selection of sites and policy wording.

Two sustainability objectives have been screened out because it is considered that they are not relevant to any of the polices and site options in the Waste Plan that are being appraised. These are highlighted in the list below.

The Sustainability Objectives are:

Sustainability Objectives – Environmental

1. To move waste management up the waste hierarchy and promote net self sufficiency
2. To maintain, conserve and enhance biodiversity
3. To maintain, conserve and enhance geodiversity.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.
5. To reduce flood risk and improve flood management.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.
8. To protect and improve air quality and reduce the impacts of noise.
9. To maintain, conserve and enhance soil quality.

Sustainability Objectives – Economic

10. To conserve and safeguard mineral resources – This objective has been screened out.
11. To promote the use of alternative materials.
12. To provide an adequate and affordable supply of minerals to meet society's needs. This objective has been screened out.
13. To promote and encourage sustainable economic growth

Sustainability Objectives – Social

14. To adapt to and mitigate the impacts of climate change.
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.
17. To sustain the health and quality of life of the population
18. To enable safe access to countryside and open spaces.

Key Stages in the preparation of the Waste Plan

There have been several key stages in the preparation of the Waste Plan. Sustainability appraisal of options, policies and proposals has taken place at each stage.

This document sets out the detailed sustainability appraisal matrixes that have been undertaken at the following stages:

- The Waste Plan Issues Paper, December 2013
- 2015 Draft Waste Plan, Updated May 2016 (Additional and Emerging Preferred Waste Site Allocations) and February 2017 (Waste Site Options in Blandford and Purbeck)

Changes made to policy wording as a result on consultation and further work have been shown as track changes in this report. Unless stated the original wording included in the 2015 Draft Waste Plan is shown and track changes show the final wording as in the Pre Submission Waste Plan (2017).

Copies of the sustainability appraisal matrices undertaken at previous stages are available on request. This report provides an update of the sustainability appraisal matrices at the time of Publication.

Monitoring

Following adoption of the Waste Plan, the Waste Planning Authority will measure the performance of the Plan by assessing how effective the policies and proposals are in delivering the plan's strategic objectives.

Monitoring is focused on significant effects. A set of key indicators and targets have been developed to allow the direct and indirect effects on objectives to be monitored. The key indicators for each policy are set out below and are taken directly into the Implementation and Monitoring Framework which is set out in the Waste Plan.

Sustainability Appraisal Informing Site Selection – Colour Scoring

The matrices found below contain a detailed appraisal of the site options considered at each stage in the emerging Waste Plan. The SA process has been used as a means of testing the suitability of individual waste site options. The matrices ensure a standardised approach which has been used to assess each site being considered for inclusion in the Waste Plan. This approach provides consistency and a clear audit trail to demonstrate how assessments have been undertaken.

Alongside the sustainability appraisal, the site assessments contain greater detail relating to each site option and waste proposals. The sustainability appraisal and site assessment process, together, draw out the potential positive and negative impacts and opportunities of sites and where necessary identified the need for further work and/or suitable mitigation.

The sustainability appraisal should be read in conjunction with the relevant site assessments. The site assessments include;

- A map of the area and site boundary
- A description of the proposal including the type of waste proposed to be managed and existing land use
- Scale of development - tonnage of waste to be managed
- Details of access and traffic generated by proposals
- Details of sensitive receptors
- Deliverability/viability - issue of landownership, proximity to waste arisings

Input from specialist consultees, both internal and external, has been sought to compete the detailed sections of the site assessment. Wherever possible this will include a view regarding the suitability of the site, highlighting issues where further studies are recommended.

The assessment of sites is, by its nature, a complex task that deserves in-depth consideration. A series of colours/scores have been used consistently in the SA matrices (below) and the site assessments to aid the assessment of sites. The colour scoring is explained in further detail in Chapter 5 of the SA Report. The colour scoring system has also been used consistently in the viability assessment of site options (Chapter 8 of the SA Report).

Mitigating the effects of waste management development is considered through policy wording and on a site by site basis. Mitigating the impacts of the Waste Plan often comes in the form of ‘Development Considerations’. The development considerations are listed in the SA Report (Chapter 10) and the Waste Plan for each site allocation.

The Waste Plan Issues Paper, December 2013

The Bournemouth, Dorset and Poole Waste Plan Issues Paper was the first stage in the preparation of the new Waste Plan and was published for consultation in December 2013. The consultation document summarised the waste management facilities and current capacity and set out a number of issues the plan will need to address as it develops. Although no formal Sustainability Appraisal was undertaken at this stage the importance of sustainable development was acknowledged and for each of the identified needs, relevant sustainability issues were identified.

The Waste Plan Issues Paper considered several high level strategic issues and presented a number of options for addressing the issues. These have since been subjected to sustainability appraisal to ensure that the decisions made and developed through the Draft Waste Plan (July 2015), the 2016 consultation on additional sites/facilities and the additional focused consultation undertaken in 2017 are broadly in line with the principles of sustainable development. The broad principles have been taken forward into more specific options and policies, in many cases this takes for form of site specific options for a range of waste facilities.

Strategic Options – Considered through the Waste Plan Issues Paper

Key Issue Recyclables - Increased levels of recycling in the plan area and the way recyclables are being collected means that we do not have sufficient fit for purpose facilities in Bournemouth, Dorset and Poole. There is an urgent need for a strategic materials recycling facility, supported by a network of local household recycling centres and waste management centres, to move waste up the waste hierarchy and increase self-sufficiency.

How can we best address this need to ensure that recycling is maximised?

Identified Need 1 - Materials Recycling Facility (MRF)

Three known options were put forward for consideration

Sustainability Objectives	**Mannings Heath, Poole.** **(There are a number of possible locations within this industrial area. Planning permission currently exists on a brownfield site. Elsewhere the existing MRF (SITA) could be developed further)**	**Canford Magna, Poole.** **(An existing site with a number of waste uses. Permission currently exists for a MRF.**	**Binnegar Quarry** **A MRF was recently built at Binnegar Quarry.**	**Assessment**
1. To move waste management up the waste hierarchy and promote net self	The provision of a MRF would assist with moving waste up the waste hierarchy and help to achieve self-sufficiency.			

Sustainability Objectives	Mannings Heath, Poole. (There are a number of possible locations within this industrial area. Planning permission currently exists on a brownfield site. Elsewhere the existing MRF (SITA) could be developed further)	Canford Magna, Poole. (An existing site with a number of waste uses. Permission currently exists for a MRF.	Binnegar Quarry A MRF was recently built at Binnegar Quarry.	Assessment
sufficiency				
2. To maintain, conserve and enhance biodiversity	Positive – limited ecological interest and development of brownfield land would avoid the development of other more sensitive sites.	Positive - Any development within the existing footprint is unlikely to have a negative impact and would avoid the development of other more sensitive sites.	Negative – adjacent heathland with biodiversity present, however the MRF is already developed.	A MRF within brownfield land or within an existing development footprint is unlikely to have a negative impact and would avoid the development of other more sensitive sites.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	No specific effect	Negative - Site boarders SSSI/SAC/SPA and is close to small watercourse leading to River Stour	No specific effect	No specific effect
5. To reduce flood risk and improve flood management.	No specific effect	No specific effect	No specific effect	No specific effect
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and	No specific effect	No specific effects on restored previously developed land.	No specific effect within existing MRF.	No specific effect

Sustainability Objectives	Mannings Heath, Poole. (There are a number of possible locations within this industrial area. Planning permission currently exists on a brownfield site. Elsewhere the existing MRF (SITA) could be developed further)	Canford Magna, Poole. (An existing site with a number of waste uses. Permission currently exists for a MRF.	Binnegar Quarry A MRF was recently built at Binnegar Quarry.	Assessment
gardens and other locally distinctive features and their settings).				
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Negative – there are likely to be negative impact on the landscape from any permanent development in this area. However, the MRF building is already developed.	There are unlikely to be landscape concerns where land is brownfield or previously developed.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties and other sensitive receptors including Tower Park entertainment complex and Tesco in the immediate vicinity.	No specific effects – although the development would not reduce impacts of noise, there are no residential properties or other sensitive receptors in the immediate vicinity.	Negative – the development would not reduce impacts of noise, however the MRF is already developed so there should be no unacceptable additional impacts.	None of the options would reduce impacts of noise. Options that are remote from residential properties perform best.
9. To maintain, conserve and enhance soil quality.	No specific effect, as the land is previously developed	No specific effect, on previously developed land	No specific effect, as the land is previously developed	No specific effect,
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to

Sustainability Objectives	Mannings Heath, Poole. (There are a number of possible locations within this industrial area. Planning permission currently exists on a brownfield site. Elsewhere the existing MRF (SITA) could be developed further)	Canford Magna, Poole. (An existing site with a number of waste uses. Permission currently exists for a MRF.	Binnegar Quarry A MRF was recently built at Binnegar Quarry.	Assessment
	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.		communities.	economic growth than waste management activities. However employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	This site is strategically well located with good access from Bournemouth, Dorset and Poole.	This site is strategically well located with good access from Bournemouth, Dorset and Poole.	Negative – this site is outside the search area for a MRF.	A MRF would serve a strategic need and therefore would be best located in south east Dorset with good road connections. The two options in Poole are best located.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Opportunities for the use of sustainable transport may be limited given the working hours of waste management facilities.
17. To sustain the health and quality of life of	The development of a MRF will facilitate the	The development of a MRF will facilitate the	The development of a MRF will facilitate the	The development of a MRF will facilitate the sustainable

Sustainability Objectives	Mannings Heath, Poole. (There are a number of possible locations within this industrial area. Planning permission currently exists on a brownfield site. Elsewhere the existing MRF (SITA) could be developed further)	Canford Magna, Poole. (An existing site with a number of waste uses. Permission currently exists for a MRF.	Binnegar Quarry A MRF was recently built at Binnegar Quarry.	Assessment
the population	sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and other sensitive receptors including Tower Park entertainment complex and Tesco in the immediate vicinity.	sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are no residential properties or other sensitive receptors in the immediate vicinity.	sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill	management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect – this land is previously developed land with no recreational value.	No specific effect – this land is previously developed land with no recreational value.	No specific effect – this is an existing minerals and waste site with no recreational value	All the site options are either existing waste management sites or previously developed sites with little or no value.
Conclusion:	The site is strategically well located; no significant sustainability issues have been identified.	The site is strategically well located and there are complementary waste activities already taking place on the site. There may be cumulative impacts from additional waste uses.	The site is not well located in terms however it is an existing facility with planning permission.	
Conclusion:	Sites two situated within Poole have good transport links and generally perform most favourable as they are strategically well located. The appraisal highlights a conflict between allocated employment land and other developments that make a			

Sustainability Objectives	Mannings Heath, Poole. (There are a number of possible locations within this industrial area. Planning permission currently exists on a brownfield site. Elsewhere the existing MRF (SITA) could be developed further)	Canford Magna, Poole. (An existing site with a number of waste uses. Permission currently exists for a MRF.	Binnegar Quarry A MRF was recently built at Binnegar Quarry.	Assessment
	greater contribution to economic growth. However, employment land is considered appropriate for waste management uses.			
Mitigation	N/A			
Monitoring:	N/A			

Identified Need 2 - Household Recycling Centres (HRC)

The Waste Plan Issues Paper considered the existing network of HRC's in Dorset and highlighted which of the facilities would need to be improved and/or relocated during the plan period. Work has now been undertaken to identify specific sites to accommodate these needs. These sites will be subject to a full sustainability appraisal later in this report.

Identified Need 3 - Bulking up/Transfer facilities, waste management centres for recyclables and residual waste

The Waste Plan Issues Paper considered more generally the types of locations that might be appropriate for this type of facility.

Sustainability Objectives	Extensions to existing Household Recycling Centres	New sites on Industrial Estates	New Sites on Brownfield land	Co-located with other Waste Management Facilities	Assessment
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of bulking up and transfer facilities would assist with moving waste up the waste hierarchy and help to achieve self sufficiency.				
2. To maintain, conserve and enhance biodiversity	Negative – There may be impacts on biodiversity if biodiversity is present	Positive - There is unlikely to be biodiversity interest on industrial estates	Positive - There is unlikely to be biodiversity interest on brownfield land	Positive - There is unlikely to be biodiversity interest if land is previously developed.	Previously developed land performs more favourably than greenfield land where biodiversity may be

Sustainability Objectives	Extensions to existing Household Recycling Centres	New sites on Industrial Estates	New Sites on Brownfield land	Co-located with other Waste Management Facilities	Assessment
				Negative – There may be impacts on biodiversity if co-location requires an extension onto undeveloped land.	present.
3. To maintain, conserve and enhance geodiversity.	There is unlikely to be an impact on geodiversity from the development of waste facilities, however this issue should be considered on a site by site basis				
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	No specific effect				
5. To reduce flood risk and improve flood management.	Land that lies outside of Flood Zone 2 or 3 are likely to perform more favourably than sites within or partially within Flood Zone 2 or 3. However this issue should be considered on a site by site basis.				
6. To maintain, conserve and enhance the historic environment (including archaeological	Negative – There may be impacts on the historic environment	Positive - There is unlikely to be features of historic interest on industrial estates	Positive - There is unlikely to be features of historic interest on brownfield land	Positive - There is unlikely to be features of historic interest if land is previously developed. Negative – There may be impacts on features	Previously developed land performs more favourably than greenfield land, however archaeological assessment/evaluation may show no constraints.

Sustainability Objectives	Extensions to existing Household Recycling Centres	New sites on Industrial Estates	New Sites on Brownfield land	Co-located with other Waste Management Facilities	Assessment
sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).				of historic interest if co-location requires an extension onto undeveloped land.	
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – There may be landscape/ cumulative impacts as a result of extending sites.	Positive - There is unlikely to be landscape/cumulative impacts as a result of development on industrial estates	Negative – There may be some landscape/cumulative impacts as a result of development on brownfield land however any impacts are likely to be less than development on greenfield land.	Negative – There may be landscape/ cumulative impacts as a result of intensifying waste facilities or if co-location requires a physical extension.	Generally there may be landscape/ cumulative impacts as a result of waste management facilities. Development on industrial estates and/or previously developed land is likely to have least impact.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	None of the options are likely to reduce impacts of noise or improve air quality. Development on industrial estates is preferable to other areas as there tend to be less sensitive receptors in the vicinity.
9. To maintain, conserve and enhance soil quality.	Negative – There may be impacts if extensions bring development onto	Positive – there is unlikely to be a loss of soil by development on industrial estates	Positive – there is unlikely to be a loss of soil by development on brownfield sites.	Negative – There may be impacts if co-location requires the need to extend sites	Previously developed land performs more favourably than greenfield land.

Sustainability Objectives	Extensions to existing Household Recycling Centres	New sites on Industrial Estates	New Sites on Brownfield land	Co-located with other Waste Management Facilities	Assessment
	greenfield land.			onto greenfield land.	
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – if an extension was onto allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy.	Negative – there may be a conflict because other developments on industrial estates may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy.	Negative – there may be a conflict because other developments on industrial estates may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy.	Negative – if co-location resulted in the need for an extension onto allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the	Positive – extensions	Positive – industrial	Positive – if the site	Negative – depending	Industrial estates or other

Sustainability Objectives	Extensions to existing Household Recycling Centres	New sites on Industrial Estates	New Sites on Brownfield land	Co-located with other Waste Management Facilities	Assessment
negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	to existing sites may improve sites/ vehicle circulation reducing impacts	estates are likely to have good road connections	has good road connections	on the site there is the potential for cumulative impacts on the transport network Positive – co-locating facilities may have the benefit of reducing vehicle movements	sites that have good road connections perform best.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative - there may be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there may be opportunities for employees to utilise sustainable transport to access the site.	Negative - there may be opportunities for employees to utilise sustainable transport to access the site.	Opportunities for the use of sustainable transport may be limited given the working hours of waste management facilities. However, sites on industrial tend to perform more favourably due to access to bus or trains and the ability for employees to walk or cycle to work.
17. To sustain the health and quality of life of the population	Positive - Extensions to HRC's will facilitate the sustainable management of waste, through improved facilities which has benefits on quality of life and health e.g. through diverting waste from landfill	Positive – new sites will facilitate the sustainable management of waste, through modern facilities, which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or	Positive – new sites will facilitate the sustainable management of waste, through modern facilities, which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or	Positive – new sites will facilitate the sustainable management of waste, through modern facilities, which has benefits on quality of life and health e.g. through diverting waste from landfill	New/improved sites will facilitate the sustainable management of waste, through modern facilities, which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or perceived impacts on

Sustainability Objectives	Extensions to existing Household Recycling Centres	New sites on Industrial Estates	New Sites on Brownfield land	Co-located with other Waste Management Facilities	Assessment
		perceived impacts on quality of life if facilities are located close to communities. However industrial estates are likely to have less sensitive receptors than other areas.	perceived impacts on quality of life if facilities are located close to communities		quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably, i.e. those on industrial estates
18. To enable safe access to countryside and open spaces.	Negative – There may be impacts if extensions bring development into the countryside.	Positive – development on industrial estates will avoid the need to develop elsewhere	Positive – development on brownfield land will avoid the need to develop elsewhere	Positive – co-location will avoid the need to develop elsewhere unless co-location requires an extension into the countryside.	Previously developed land and industrial estates perform more favourably than greenfield land
Conclusion:	All options should enable a network of facilities to be provided in the Plan area which has social and economic benefits. Generally, previously developed land and industrial estates performs more favourably than greenfield land, in particularly where sites have good road connections. Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses.				
Mitigation	N/A				
Monitoring:	N/A				

Identified Need 4 – Bulky Waste Bulking up/Transfer facilities
Identified Need 5 – Bulky Waste Treatment facilities

The Waste Plan Issues Paper considered more generally the types of locations that might be appropriate for this type of facility.

Sustainability Objectives	Co-location with HRC's, WMC's, MRF or transfer stations	New sites on Industrial Estates	New Sites on Brownfield Land	Utilise facilities outside Dorset (if surplus capacity exists)	Assessment

Sustainability Objectives	**Co-location with HRC's, WMC's, MRF or transfer stations**	**New sites on Industrial Estates**	**New Sites on Brownfield Land**	**Utilise facilities outside Dorset (if surplus capacity exists)**	**Assessment**
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of bulking up and transfer facilities would assist with moving waste up the waste hierarchy and help to achieve self sufficiency.			This option would assist with moving waste up the waste hierarchy but would move away from the aim of self sufficiency	The provision of bulking up, transfer and treatment facilities within the county would assist with moving waste up the waste hierarchy. Utilising treatment facilities outside of Dorset would move away from the aim of self sufficiency.
2. To maintain, conserve and enhance biodiversity	Positive - There is unlikely to be biodiversity interest if land is previously developed. Negative – There may be impacts on biodiversity if co-location requires an extension onto undeveloped land.	Positive - There is unlikely to be biodiversity interest on industrial estates	Positive - There is unlikely to be biodiversity interest if land is previously developed.	Positive – the use of existing facilities would have little impact on biodiversity	Previously developed land performs more favourably than greenfield land where biodiversity may be present. Utilising an exiting facility would have little impact on biodiversity.
3. To maintain, conserve and enhance geodiversity.	There is unlikely to be an impact on geodiversity from the development of waste facilities, however this issue should be considered on a site by site basis				

Sustainability Objectives	**Co-location with HRC's, WMC's, MRF or transfer stations**	**New sites on Industrial Estates**	**New Sites on Brownfield Land**	**Utilise facilities outside Dorset (if surplus capacity exists)**	**Assessment**
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
5. To reduce flood risk and improve flood management.	land that lies outside of Flood Zone 2 or 3 are likely to perform more favourably than sites within or partially within Flood Zone 2 or 3. However this issue should be considered on a site by site basis.				
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Positive - There is unlikely to be features of historic interest if land is previously developed. Negative – There may be impacts on features of historic interest if co-location requires an extension onto undeveloped land.	Positive - There is unlikely to be features of historic interest on industrial estates	Positive - There is unlikely to be features of historic interest on brownfield land	Positive – the use of existing facilities would have little impact on the historic environment	Previously developed land performs more favourably than greenfield land, however archaeological assessment/evaluation may show no constraints. The use of existing facilities would have little impact on the historic environment

Sustainability Objectives	**Co-location with HRC's, WMC's, MRF or transfer stations**	**New sites on Industrial Estates**	**New Sites on Brownfield Land**	**Utilise facilities outside Dorset (if surplus capacity exists)**	**Assessment**
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – There may be landscape/ cumulative impacts as a result of intensifying waste facilities or if co-location requires a physical extension.	Positive - There is unlikely to be landscape/cumulative impacts as a result of development on industrial estates	Negative – There may be some landscape/cumulative impacts as a result of development on brownfield land however any impacts are likely to be less than development on greenfield land.	Positive – the use of existing facilities would have little impact on landscape	Generally there may be landscape/ cumulative impacts as a result of waste management facilities. Development on industrial estates and/or previously developed land is likely to have least impact. The use of existing facilities would have little impact on landscape.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	None of the options are likely to reduce impacts of noise or improve air quality. Development on industrial estates is preferable to other areas as there tend to be less sensitive receptors in the vicinity. The use if existing facilities would have result in little additional impacts on noise.
9. To maintain, conserve and enhance soil quality.	Negative – There may be impacts if co-location requires the need to extend sites onto greenfield land.	Positive – there is unlikely to be a loss of soil by development on industrial estates	Positive – there is unlikely to be a loss of soil by development on brownfield sites.	Positive – there would be no loss of soil through the use of existing sites.	The use of existing sites and previously developed land performs more favourably than greenfield land.

Sustainability Objectives	**Co-location with HRC's, WMC's, MRF or transfer stations**	**New sites on Industrial Estates**	**New Sites on Brownfield Land**	**Utilise facilities outside Dorset (if surplus capacity exists)**	**Assessment**
11. To promote the use of alternative materials.	N/A	N/A	N/A		N/A
13. To encourage sustainable economic growth	Negative – if co-location resulted in the need for an extension onto allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy.	Negative – there may be a conflict because other developments on industrial estates may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy.	Negative – there may be a conflict because other developments on industrial estates may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy.	Positive – utilising facilities outside of Dorset would retain employment land in Dorset for other industries that may make a greater contribution to economic growth than waste management activities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Utilising facilities outside of Dorset would retain employment land in Dorset for other industries that may make a greater contribution to economic growth than waste management activities. All the options in Dorset will enable a network of facilities to be provided in the Plan area which will benefit the economy.

Sustainability Objectives	**Co-location with HRC's, WMC's, MRF or transfer stations**	**New sites on Industrial Estates**	**New Sites on Brownfield Land**	**Utilise facilities outside Dorset (if surplus capacity exists)**	**Assessment**
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – depending on the site there is the potential for cumulative impacts on the transport network Positive – co-locating facilities may have the benefit of reducing vehicle movements	Positive – industrial estates are likely to have good road connections	Positive – if the site has good road connections	Negative – the use of facilities outside of Dorset will result in the need to transport waste further distances	Industrial estates or other sites that have good road connections perform best. The use of facilities outside of Dorset will result in the need to transport waste further distances
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative - there may be opportunities for employees to utilise sustainable transport to access the site.	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there may be opportunities for employees to utilise sustainable transport to access the site.	N/A	Opportunities for the use of sustainable transport may be limited given the working hours of waste management facilities. However, sites on industrial tend to perform more favourably due to access to bus or trains and the ability for employees to walk or cycle to work.
17. To sustain the health and quality of life of the population	Positive – new sites will facilitate the sustainable management of waste,	Positive – new sites will facilitate the sustainable management of waste,	Positive – new sites will facilitate the sustainable management of	Positive – utilising existing facilities would have little additional impact on communities.	New/improved sites will facilitate the sustainable management of waste,

Sustainability Objectives	**Co-location with HRC's, WMC's, MRF or transfer stations**	**New sites on Industrial Estates**	**New Sites on Brownfield Land**	**Utilise facilities outside Dorset (if surplus capacity exists)**	**Assessment**
	through modern facilities, which has benefits on quality of life and health e.g. through diverting waste from landfill	through modern facilities, which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. However industrial estates are likely to have less sensitive receptors than other areas.	waste, through modern facilities, which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities		through modern facilities, which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably, i.e. those on industrial estates
18. To enable safe access to countryside and open spaces.	Positive – co-location will avoid the need to develop elsewhere unless co-location requires an extension into the countryside.	Positive – development on industrial estates will avoid the need to develop elsewhere	Positive – development on brownfield land will avoid the need to develop elsewhere	Positive – there would be no loss access to the countryside or open spaces from the use of existing facilities.	Previously developed land and industrial estates perform more favourably than greenfield land
Conclusion:	All options within Dorset should enable a network of facilities to be provided in the Plan area which has social and economic benefits. Generally, previously developed land and industrial estates performs more favourably than greenfield land, in particularly where sites have good road connections. Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. Utilising treatment facilities outside of Dorset would reduce the impacts of development in Dorset however this would move away from the aim of self sufficiency and increase the distance travelled by our waste.				
Mitigation	N/A				

Sustainability Objectives	**Co-location with HRC's, WMC's, MRF or transfer stations**	**New sites on Industrial Estates**	**New Sites on Brownfield Land**	**Utilise facilities outside Dorset (if surplus capacity exists)**	**Assessment**
Monitoring:	N/A				

Key Issue Organic waste - Separate food waste collections will require suitable facilities, such as anaerobic digestion plants, particularly if organic waste arisings increase from the commercial and industrial sector.

How can we best provide for a network of facilities in the county taking into account proximity to organic waste arisings?

Identified Need 6 - Facilities for the treatment of organic waste

The Waste Plan Issues Paper did not identify a specific need for facilities to manage organic waste therefore no real options were presented. A criteria based policy has been developed and will be subjected to sustainability appraisal later in this report.

Key Issue Residual waste - In Bournemouth, Dorset and Poole, landfill capacity is diminishing and treatment capacity for residual waste, within the county, is insufficient to meet our needs, particularly towards the end of the plan period. How do we meet the identified need for facilities to deal with Bournemouth, Dorset and Poole's residual waste arisings, taking into account the waste hierarchy?

Identified Need 7 - Facilities for the Management of Residual Waste

Sustainability Objectives	**Rely on landfill sites outside of Dorset**	**Rely on existing treatment facilities in Dorset, Hampshire and further afield**	**Identify additional non-hazardous landfill void space within Dorset**	**New facilities for the treatment of residual waste including the opportunities to generate heat and power in Dorset**	**A combination of the above options**	**Assessment**
1. To move waste management up the waste	Negative - this option would not assist with moving waste up the waste hierarchy and	Positive – this option would assist in moving waste up the waste	Negative - this option would not assist with moving waste up the waste	Positive – this option would assist in moving waste up the waste hierarchy and move towards	This option would be both positive and negative	The provision of facilities within the county would move towards the aim of self-sufficiency. If

Sustainability Objectives	Rely on landfill sites outside of Dorset	Rely on existing treatment facilities in Dorset, Hampshire and further afield	Identify additional non-hazardous landfill void space within Dorset	New facilities for the treatment of residual waste including the opportunities to generate heat and power in Dorset	A combination of the above options	Assessment
hierarchy and promote net self sufficiency	would move away from the aim of self sufficiency	hierarchy. Negative – reliance on facilities outside of Dorset would move away from the aim of self sufficiency	hierarchy Positive - reliance on facilities within Dorset move towards the aim of self sufficiency	the aim of self sufficiency		these facilities enabled waste to be treated then this would also assist in moving waste up the hierarchy.
2. To maintain, conserve and enhance biodiversity	Positive – the use of existing facilities would have little impact on biodiversity	Positive – the use of existing facilities would have little impact on biodiversity	Negative – it is likely that new facilities would impact on biodiversity in Dorset.	Negative – it is likely that new facilities would impact on biodiversity in Dorset, however if treatment facilities were located on previously developed land or employment land the impacts should be limited.	This option would be both positive and negative	Utilising exiting facilities performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	There is unlikely to be an impact on geodiversity from the development of waste facilities, however this issue should be considered on a site by site basis					

Sustainability Objectives	Rely on landfill sites outside of Dorset	Rely on existing treatment facilities in Dorset, Hampshire and further afield	Identify additional non-hazardous landfill void space within Dorset	New facilities for the treatment of residual waste including the opportunities to generate heat and power in Dorset	A combination of the above options	Assessment
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
5. To reduce flood risk and improve flood management.	Positive – the use of existing facilities should have little effect on flooding	Positive – the use of existing facilities should have little effect on flooding	Negative – new facilities may have an impact	Negative – new facilities may have an impact	This option would be both positive and negative	Utilising exiting facilities performs more favourably than greenfield land where there may be impacts.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic	Positive – the use of existing facilities should have little impact on the historic environment	Positive – the use of existing facilities should have little impact on the historic environment	Negative – new facilities may have an impact on the historic environment	Negative – new facilities may have an impact on the historic environment	This option would be both positive and negative	Utilising exiting facilities performs more favourably than greenfield land where there may be impacts on the historic environment

Sustainability Objectives	Rely on landfill sites outside of Dorset	Rely on existing treatment facilities in Dorset, Hampshire and further afield	Identify additional non-hazardous landfill void space within Dorset	New facilities for the treatment of residual waste including the opportunities to generate heat and power in Dorset	A combination of the above options	Assessment
buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).						
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – the use of existing facilities should have little impact on the landscape	Positive – the use of existing facilities should have little impact on the landscape	Negative – new facilities may have an impact on the landscape	Negative – new facilities may have an impact on the landscape	This option would be both positive and negative	Utilising exiting facilities performs more favourably than greenfield land where there may be impacts on the landscape
8. To protect and improve air quality and reduce the impacts of noise.	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	Negative – unlikely to reduce impacts of noise or improve air quality	Non of the options would reduce impacts of noise or improve air quality
9. To maintain, conserve and enhance soil quality.	Positive – there would be no loss of soil through the use of existing	Positive – there would be no loss of soil through the use of existing	Negative – new facilities may result in the loss of soil	Negative – new facilities may result in the loss of soil	This option would be both positive and negative	Utilising exiting facilities performs more favourably than greenfield land where

Sustainability Objectives	Rely on landfill sites outside of Dorset	Rely on existing treatment facilities in Dorset, Hampshire and further afield	Identify additional non-hazardous landfill void space within Dorset	New facilities for the treatment of residual waste including the opportunities to generate heat and power in Dorset	A combination of the above options	Assessment
	sites.	sites.				there would be a loss of soil
11. To promote the use of alternative materials.	N/A	N/A	N/A		N/A	
13. To encourage sustainable economic growth	Positive – utilising facilities outside of Dorset would retain employment land in Dorset for other industries that may make a greater contribution to economic growth than waste management activities.	Positive – utilising facilities outside of Dorset would retain employment land in Dorset for other industries that may make a greater contribution to economic growth than waste management activities.	Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy.	Positive - Development would enable a network of facilities to be provided in the Plan area which will benefit the economy. Negative – there may be a conflict where development is proposed on employment land and other developments may make a greater contribution to economic growth. However	This option would be both positive and negative	Generally all the options have positive impacts either through the retention of employment land for other uses or through the development of a network of facilities to be provided in the Plan area.

Sustainability Objectives	Rely on landfill sites outside of Dorset	Rely on existing treatment facilities in Dorset, Hampshire and further afield	Identify additional non-hazardous landfill void space within Dorset	New facilities for the treatment of residual waste including the opportunities to generate heat and power in Dorset	A combination of the above options	Assessment
				employment land is considered appropriate for waste management uses		
14. To adapt to and mitigate the impacts of climate change.	Negative – would not encourage opportunities for energy from waste	Positive	Negative – would not encourage opportunities for energy from waste	Positive	This option would be both positive and negative	Reliance on landfill would not encourage opportunities for energy from waste
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – the use of facilities outside of Dorset will result in the need to transport waste further distances	Negative – the use of facilities outside of Dorset will result in the need to transport waste further distances	Positive – managing waste locally will reduce the distance of waste travelled however there may be impacts on the local network	Positive – managing waste locally will reduce the distance of waste travelled however there may be impacts on the local network	This option would be both positive and negative	Generally the use of facilities outside of Dorset will result in the need to transport waste further distances. Managing waste locally will reduce the distance of waste travelled however there may be impacts on the local network.
16. To support and encourage the use of sustainable transport	N/A	N/A	N/A		N/A	N/A

Sustainability Objectives	Rely on landfill sites outside of Dorset	Rely on existing treatment facilities in Dorset, Hampshire and further afield	Identify additional non-hazardous landfill void space within Dorset	New facilities for the treatment of residual waste including the opportunities to generate heat and power in Dorset	A combination of the above options	Assessment
modes, imposing no unmitigated negative impacts on them.						
17. To sustain the health and quality of life of the population	Positive – utilising existing facilities would have little additional impact on communities.	Positive – utilising existing facilities would have little additional impact on communities.	Negative - there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities.	Negative - there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities.	This option would be both positive and negative	Generally utilising existing facilities would have little additional impact on communities. However, there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities.

Sustainability Objectives	Rely on landfill sites outside of Dorset	Rely on existing treatment facilities in Dorset, Hampshire and further afield	Identify additional non-hazardous landfill void space within Dorset	New facilities for the treatment of residual waste including the opportunities to generate heat and power in Dorset	A combination of the above options	Assessment
18. To enable safe access to countryside and open spaces.	Positive – there would be no loss access to the countryside or open spaces from the use of existing facilities.	Positive – there would be no loss access to the countryside or open spaces from the use of existing facilities.	Negative – there may be impacts on the countryside through the development of new facilities	Negative – there may be impacts on the countryside through the development of new facilities. However treatment facilities are more likely to be located on previously developed land or employment land the impacts should be limited.	This option would be both positive and negative	Generally utilising existing facilities would have little additional impact on access to the countryside.
Conclusion:	However, the development of new facilities within Dorset should enable a network of facilities to be provided in the Plan area, aid self-sufficiency which has social and economic benefits. There may however be impacts on the environment from the development on new local facilities. Utilising treatment facilities or landfill sites outside of Dorset would reduce the impacts of development in Dorset however this would move away from the aim of self-sufficiency and increase the distance travelled by our waste.					
Mitigation	N/A					
Monitoring:	N/A					

Draft Waste Plan Sustainability Appraisal of the Policies and Site Options July 2015

- **Updated Spring 2016: Additional sites**
- **Further Update January 2017 –Three additional sites**

Sustainability appraisal was undertaken on all the policies and site options contained in the Draft Waste Plan (July 2015). The results are contained in the tables below.

Since publication of the Draft Waste Plan additional sites or amendments to boundaries and/or sites/facilities have been proposed that could address the waste management needs of the Plan area. The tables below were updated during spring 2016 and again in 2017 to include the additional sites.

In addition, one new policy was included in the Draft Waste Plan 2016 consultation document this policy has been subject to sustainability appraisal below.

Public consultation took place during summer 2016 and again in early 2017. The sustainability appraisal was made available for stakeholders views during the consultations and responses were invited.

Along the way the sustainability appraisal work, consultation and further assessment has recommended various updates and amendments to policy wording to avoid policy conflicts and ensure that the policies adequately reflect the principles of sustainable development. The changes and amendments made to policy wording (unless particularly minor) are shown as track changes below and result in the final policy wording as included in the Pre-Submission Waste Plan.

Chapter 3 – Guiding Principles

Policy 1 – Sustainable Waste Management

When considering development proposals the Waste Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to find solutions which mean that proposals can be approved where appropriate ~~wherever possible, and~~ to secure development that improves the economic, social and environmental conditions in the area.

Proposals for the development of waste management facilities will be expected to conform with, and demonstrate how they support the delivery of, the following key underlying principles of the Waste Plan:

The Waste Hierarchy - facilities that contribute to moving waste up the waste hierarchy, and demonstrate that waste is being managed at the highest appropriate level.

Self Sufficiency - facilities that enable Bournemouth, Dorset and Poole to move towards net self-sufficiency.

Proximity - facilities that adhere to the proximity principle through being appropriately located relative to ~~consideration of~~ the source of the waste ~~in relation to the location of the proposed development~~.

Sustainability Objectives	Policy 1 – Sustainable Waste Management	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy specially addresses this objective, it will encourage minimisation of waste, enable waste to be diverted from landfill and enable waste to be managed locally.	Positive
2. To maintain, conserve and enhance biodiversity	The waste hierarchy encourages the sustainable management of waste which has benefits on biodiversity e.g. through diverting waste from landfill Biodiversity is covered specifically in other polices	Positive
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A

Sustainability Objectives	Policy 1 – Sustainable Waste Management	Assessment (positive/negative N/A)
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	The waste hierarchy encourages the sustainable management of waste which has benefits on water quality e.g. through diverting waste from landfill Water quality is covered specifically in other polices	Positive
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	The waste hierarchy encourages the sustainable management of waste which has benefits on biodiversity e.g. through the move from landfill in rural areas to recycling/recovery facilities in urban areas Landscape is covered specifically in other polices	Positive
8. To protect and improve air quality and reduce the impacts of noise.	The waste hierarchy encourages the sustainable management of waste which has benefits on biodiversity e.g. through diverting waste from landfill Air quality is covered specifically in other polices	Positive

Sustainability Objectives	Policy 1 – Sustainable Waste Management	Assessment (positive/negative N/A)
9. To maintain, conserve and enhance soil quality.	Soil Quality is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	The policy promotes the use of alternative materials through the movement of waste up the hierarchy i.e. inert waste	Positive
13. To encourage sustainable economic growth	Potential adverse impact if new waste facilities results in the use of employment land thereby preventing use by other businesses. Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Negative and positive
14. To adapt to and mitigate the impacts of climate change.	The policy encourages local facilities, reducing waste movement which will have a positive impact in relation to climate change. The waste hierarchy also encourages recovery in preference to disposal which provides opportunities for energy from waste.	Positive
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	The policy encourages local facilities therefore reducing waste movements	Positive
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	The waste hierarchy encourages the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely potential adverse impact or perceived impacts on quality of life if facilities are located close to communities.	Negative and positive
18. To enable safe	The waste hierarchy encourages the sustainable management of waste which has	Positive

Sustainability Objectives	Policy 1 – Sustainable Waste Management	Assessment (positive/negative N/A)
access to countryside and open spaces.	benefits on the countryside e.g. through the move from landfill in rural areas to recycling/recovery facilities in urban areas and the use of brownfield/previously developed land.	
Conclusion:	This is an overarching policy which establishes the principles of sustainable waste management and is therefore generally positive. There is some conflict through the principle of self-sufficiency, which inevitably could bring more facilities into the Plan area. Whilst this is positive overall in sustainability terms there could be some local impacts.	
Mitigation	None – minor amendments to policy wording to improve the clarity of the policy. See track changes above	
Monitoring:	% of planning decision making reference to policy	

Policy 2 – Integrated Waste Management Facilities

Proposals for waste management facilities which incorporate different types of waste management activities at the same location, or are co-located with complementary activities, will be supported unless there would be an unacceptable cumulative impact on the local area.

Sustainability Objectives	Policy 2 – Integrated Waste Management Facilities	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy supports the provision of waste management facilities which may assist in driving waste up the waste hierarchy, enable waste to be diverted from landfill and facilitate the management of waste within the Plan area.	Positive
2. To maintain, conserve and enhance biodiversity	Biodiversity is covered specifically in other polices	N/A
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A

Sustainability Objectives	Policy 2 – Integrated Waste Management Facilities	Assessment (positive/negative N/A)
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	The historic environment is covered adequately in other polices	N/A
8. To protect and improve air quality and reduce the impacts of noise.	Air quality and noise is covered adequately in other polices	N/A
9. To maintain, conserve	Soil is covered adequately in other polices	N/A

Sustainability Objectives	Policy 2 – Integrated Waste Management Facilities	Assessment (positive/negative N/A)
and enhance soil quality.		
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	New and/or expanded waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Negative and positive
14. To adapt to and mitigate the impacts of climate change.	Integrated waste management facilities may reduce waste movement which will have a positive impact in relation to climate change.	Positive
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Integrated waste management facilities may reduce waste movement which will have a positive impact on the transport network.	Positive
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	New and/or expanded waste management facilities may have an adverse impact or perceived impacts on quality of life if facilities are located close to communities, however the policy does contain a criterion that protects the local area from unacceptable cumulative impacts.	Negative
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This is an overarching policy which supports integrated waste management facilities and is generally positive. There is some conflict as it may bring more facilities into one area. However, other polices within the plan should provide the necessary protection.	

Sustainability Objectives	Policy 2 – Integrated Waste Management Facilities	Assessment (positive/negative N/A)
Mitigation	The policy has been re-worded for clarity	
Monitoring:	Percentage of waste management facilities permitted co-located with other waste activities. Percentage of relevant permissions co-located with heat users or other end uses.	

Policy 3 – Sites allocated for waste management development (Policy Contained in May/June 2016 Consultation document)

~~The sites set out in Schedule 1 are proposed to be allocated to address the waste management capacity gap and identified needs for new and improved waste management facilities. Applications for waste management facilities, within these sites for the proposed uses, will be permitted provided that the application demonstrates to the satisfaction of the Waste Planning Application that any adverse impacts will be mitigated and that the proposal complies with other relevant policies of this Plan.~~

The Waste Plan identifies Allocated Sites, as identified on the Policies Map, for waste management development to address the shortfall in waste management capacity and identified needs for new and improved waste management facilities.

Proposals within the Allocated Sites, for the proposed uses set out in Insets 1 - 13, are acceptable in principle and will be permitted where it is demonstrated that they meet all of the following criteria:

a. the proposal complies with the relevant policies of this Plan;
b. the relevant Development Considerations have been addressed to the satisfaction of the Waste Planning Authority;
c. there would not be an unacceptable cumulative impact, from the development, in combination with existing waste management operations; and
d. possible effects (including those related to proximity, species and displacement of recreation) that might arise from the development would not adversely affect the integrity of European and Ramsar sites either alone or in combination with other plans or projects.

The following sites are allocated for the development of local waste management facilities for the transfer and recycling of waste:

Inset 1 - Woolsbridge Industrial Estate, Three Legged Cross

Inset 2 - Land south of Sunrise Business Park, Blandford

Inset 3 - Land at Brickfields Business Park, Gillingham

Inset 4 - Land at Blackhill Road, Holton Heath Industrial Estate, Wareham

Inset 5 - Land east of Loudsmill, Dorchester

Inset 6 - Old Radio Station, Dorchester

The following existing permitted waste sites are allocated for their potential for intensification and re-development, including facilities for the management of non-hazardous waste:

Inset 7 - Eco Sustainable Solutions, Chapel Lane, Parley

Inset 8 – Land at Canford Magna, Magna Road, Poole

Inset 9 – Land at Mannings Heath Industrial Estate, Poole

Inset 10 – Binnegar Environmental Park, East Stoke

The following site is allocated for the development of a facility for the management of green waste:

Inset 11 – Land at Bourne Park, Piddlehinton

The following sewage treatment works are allocated for expansion of existing activities:

Inset 12 – Gillingham Sewage Treatment Works, Common Mead Lane, Gillingham

Inset 13 – Maiden Newton Sewage Works, south of Maiden Newton

Applications on Inset 1 and Inset 10 should include Phase 2 surveys for species typical of the European Sites (in particular nightjar, woodlark and Dartford warbler) that must assess the effects of development on the populations on site and in surrounding areas. If it is shown that the development proposals would have a significant effect on species listed in Annex I of the Birds Directive (those for which SPAs may be designated) then mitigation to reduce this to non-significant levels must be designed in to any development in order for it to take place.

Applications on Inset 7 and Inset 10 should include studies that demonstrate that emissions from development will not impact on the features (species and habitats including lichens and bryophytes) of the nearby European sites. If it is shown that the development proposals would have a significant effect on the critical pollutant load/level of the European sites then avoidance/mitigation to reduce this to non-significant levels must be designed in to any development in order for it to take place.

Sustainability Objectives	Policy 3 – Sites allocated for waste management development	Assessment (positive/negative N/A)

Sustainability Objectives	Policy 3 – Sites allocated for waste management development	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy allows for new sites and facilities to come forward to address the identified needs therefore likely to actively promote the movement of waste up the waste hierarchy. The policy will also allow to be managed within the Plan area.	Positive
2. To maintain, conserve and enhance biodiversity	Biodiversity is covered in other policies	N/A
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their	The historic environment is covered adequately in other polices	N/A

Sustainability Objectives	Policy 3 – Sites allocated for waste management development	Assessment (positive/negative N/A)
settings).		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Landscape is covered specifically in other polices	N/A
8. To protect and improve air quality and reduce the impacts of noise.	Air quality and noise are covered specifically in other polices	N/A
9. To maintain, conserve and enhance soil quality.	Soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	There may be a potential adverse impact if new waste facilities result in the use of employment land thereby preventing use by other businesses. Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Negative and positive
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	The site allocations have been subject to a rigorous site selection exercise. This has included consideration of traffic and access from waste facilities. The development of waste facilities may give rise to local traffic impacts however overall the distance travelled by waste should be reduced by the development of local facilities.	Positive
16. To support and encourage the use of sustainable transport modes, imposing no	N/A	N/A

Sustainability Objectives	Policy 3 – Sites allocated for waste management development	Assessment (positive/negative N/A)
unmitigated negative impacts on them.		
17. To sustain the health and quality of life of the population	Other policies adequately provide protection for the quality of life of the population.	N/A
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy allows for new sites and facilities to come forward to address the identified needs following a rigorous site selection process. The policy will allow for the movement of waste up the waste hierarchy and promote the management of waste within the Plan area. Further protection is provided for local communities, the environmental and amenity through specific policies in the Waste Plan.	
Mitigation	The policy has been substantially reworded since the draft Policy was published for consultation. This includes the addition of a series of criteria that will ensure that impacts arising from waste development are adequately addressed and mitigated. Additional criteria also added to ensure no likely significant effects on European designated sites (See track changes above)	
Monitoring:	Number of waste management facilities permitted/refused on allocated sites. Capacity of permitted facilities for managing non-hazardous waste.	

Policy 4 - Applications for waste facilities not allocated in the Waste Plan (Policy 3 of the Draft Waste Plan 2015)

Proposals for waste management facilities on unallocated sites will only be permitted where it is demonstrated that they meet ~~if~~ all of the following criteria ~~are met~~:

a. there is no suitable allocated site capable of serving the waste management need that the proposal is designed to address or the non-allocated site provides advantages over the allocated site ~~provide;~~
b. the proposal ~~it~~ would not sterilise, or prejudice the delivery of, an allocated site that would otherwise be capable of meeting waste needs, by reason of cumulative or other adverse impacts
c. the proposal ~~it~~ supports the delivery of the Spatial Strategy, in particular contributing to meeting the needs identified in this Plan, moving waste up the waste hierarchy and adhering to the proximity principle and
d. the proposal complies with the relevant policies of this Plan.

Proposals should be located; ~~Where there are site(s) allocated in this Plan for the proposed use, proposals on unallocated sites will only be permitted in the following locations:~~

e. within allocated or permitted employment land which allows for Class B1, B2 and/or B8 uses;
f. within or adjacent to other waste management and/or complementary facilities where the proposed use is compatible with existing and planned development in the locality or
g. on previously developed land suitable for employment or industrial purposes

In the case of composting and anaerobic digestion, proposals may be suitable within an agricultural setting where the proposed use and scale is compatible with the setting and provides opportunities to utilise outputs from the process in the locality.

Other locations will only be permitted if ~~in the event that~~ the Waste Planning Authority is satisfied that ~~a site meeting the above definitions isnneither suitable nor available~~ no suitable site meeting the above criteria is available.

Sites will only be permitted where it has been demonstrated that possible effects (including those related to proximity, species and displacement of recreation) that might arise from the development would not adversely affect the integrity of European sites either alone or in combination with other plans or projects.

Sustainability Objectives	Policy 4 - Applications for waste facilities not allocated in the Waste Plan	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self	This policy allows for sites to be considered for waste facilities that are not allocated in the Plan in certain circumstances. This provides flexibility to ensure that provision is made for waste management facilities. The policy contains a specific criterion to ensure that the proposal will facilitate the movement of waste up the waste hierarchy.	Positive

Sustainability Objectives	Policy 4 - Applications for waste facilities not allocated in the Waste Plan	Assessment (positive/negative N/A)
sufficiency	The policy will also assist in enabling waste to be managed within the Plan area.	
2. To maintain, conserve and enhance biodiversity	Uncertain effects due to unknown sites coming forward	Negative/Uncertain
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including	Landscape is covered specifically in other polices	N/A

Sustainability Objectives	Policy 4 - Applications for waste facilities not allocated in the Waste Plan	Assessment (positive/negative N/A)
townscape, seascape and the coast.		
8. To protect and improve air quality and reduce the impacts of noise.	Air quality and noise are covered specifically in other polices	N/A
9. To maintain, conserve and enhance soil quality.	Soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	There may be a potential adverse impact if new waste facilities result in the use of employment land thereby preventing use by other businesses. Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Negative and positive
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	This policy contains a criterion to ensure that waste facilities, not allocated in the Waste Plan, will support the delivery of the Spatial Strategy which includes adhering to the proximity principle. This should ensure that impacts of waste transportation are minimised.	Positive
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of	Other policies adequately provide protection for the quality of life of the population.	N/A

Sustainability Objectives	Policy 4 - Applications for waste facilities not allocated in the Waste Plan	Assessment (positive/negative N/A)
the population		
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy allows for sites to be considered for waste facilities that are not allocated in the Plan, in certain circumstances. This provides flexibility to ensure that provision is made for waste management facilities and is therefore generally positive. Protection is provided for local communities and the environmental and amenity through specific policies in the Waste Plan.	
Mitigation	Additional criteria added to ensure no likely significant effects on European designated sites. Other changes recommended to improve the clarity of the policy and ensure that the locational criteria adequately address the range of proposals that may come forward during the Plan period.	
Monitoring:	Number of waste management facilities permitted/refused on unallocated sites. Capacity of permitted facilities for managing waste.	

Chapter 4 - Waste Growth Options

Growth in local authority collected waste - assessment of options

Sustainability Objectives	**Low Waste Growth** Zero Growth per household, but increase in housing as proposed.	**Medium Waste Growth** Increase in housing and an increase in tonnage of waste per household (based on a average of the last 5 years)	**High Waste Growth** Increase in housing and an increase in tonnage of waste per household (based on highest recorded figure of the last 10 years)	**Assessment**
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A	N/A	N/A
2. To maintain, conserve and enhance biodiversity	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on biodiversity.			
3. To maintain, conserve and enhance geodiversity.	N/A	N/A	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on water.			
5. To reduce flood risk and improve flood management.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios.			
6. To maintain, conserve and enhance the historic environment	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on the historic			

Sustainability Objectives	Low Waste Growth Zero Growth per household, but increase in housing as proposed.	Medium Waste Growth Increase in housing and an increase in tonnage of waste per household (based on a average of the last 5 years)	High Waste Growth Increase in housing and an increase in tonnage of waste per household (based on highest recorded figure of the last 10 years)	Assessment
(including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	environment.			
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on landscape.			
8. To protect and improve air quality and reduce the impacts of noise.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on air quality.			
9. To maintain, conserve and enhance soil quality.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on soil quality.			
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	The low and medium scenarios may not allow sufficient flexibility for economic growth. However, the high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under provision of facilities. However, the scenarios in themselves don't encourage growth.			
14. To adapt to and mitigate the impacts of climate change.	The low and medium scenarios may not allow sufficient facilities to be developed in the Plan area if waste grows at a higher rate than predicted. Therefore there could be a need to export waste resulting in additional traffic movements. The high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under			

Sustainability Objectives	Low Waste Growth Zero Growth per household, but increase in housing as proposed.	Medium Waste Growth Increase in housing and an increase in tonnage of waste per household (based on a average of the last 5 years)	High Waste Growth Increase in housing and an increase in tonnage of waste per household (based on highest recorded figure of the last 10 years)	Assessment
	provision of facilities.			
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	The low and medium scenarios may not allow sufficient facilities to be developed in the Plan area if waste grows at a higher rate than predicted. Therefore there could be a need to export waste resulting in additional traffic movements. The high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under provision of facilities.			
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A	N/A	N/A
17. To sustain the health and quality of life of the population	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on quality of life.			
18. To enable safe access to countryside and open spaces.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on the countryside.			
Conclusion:	The lower scenarios generally fair more favourably in terms of the environmental objectives as they require the need for less facilities. The high and medium scenarios allow for the provision of facilities to meet a higher level of growth in the Plan area and therefore unlikely to risk under provision of facilities. This performs best in terms of the economy and reducing the impacts of the transportation of waste.			
Mitigation	None			
Monitoring:	Total arising's Local Authority Collected Waste			

Growth in commercial and industrial waste arisings – assessment of options

Sustainability Objectives	Low Waste Growth Waste arisings will grow at 50% the rate of economic growth	Medium Waste Growth Waste arisings will grow at 75% the rate of economic growth	High Waste Growth Waste arisings will grow in accordance with projected GVA	Assessment
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A	N/A	N/A
2. To maintain, conserve and enhance biodiversity	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on biodiversity.			
3. To maintain, conserve and enhance geodiversity.	N/A	N/A	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on water.			
5. To reduce flood risk and improve flood management.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios.			
6. To maintain, conserve and enhance the historic environment (including archaeological sites,	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on the historic environment.			

Sustainability Objectives	Low Waste Growth Waste arisings will grow at 50% the rate of economic growth	Medium Waste Growth Waste arisings will grow at 75% the rate of economic growth	High Waste Growth Waste arisings will grow in accordance with projected GVA	Assessment
historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).				
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on landscape.			
8. To protect and improve air quality and reduce the impacts of noise.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on air quality.			
9. To maintain, conserve and enhance soil quality.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on soil quality.			
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	The low and medium scenarios may not allow sufficient flexibility for economic growth. However, the high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under provision of facilities. However, the scenarios in themselves don't encourage growth.			
14. To adapt to and mitigate the impacts of climate change.	The low and medium scenarios may not allow sufficient facilities to be developed in the Plan area if waste grows at a higher rate than predicted. Therefore there could be a need to export waste resulting in additional traffic movements. The high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under provision of facilities.			

Sustainability Objectives	Low Waste Growth Waste arisings will grow at 50% the rate of economic growth	Medium Waste Growth Waste arisings will grow at 75% the rate of economic growth	High Waste Growth Waste arisings will grow in accordance with projected GVA	Assessment
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	The low and medium scenarios may not allow sufficient facilities to be developed in the Plan area if waste grows at a higher rate than predicted. Therefore there could be a need to export waste resulting in additional traffic movements. The high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under provision of facilities.			
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A	N/A	N/A
17. To sustain the health and quality of life of the population	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on quality of life.			
18. To enable safe access to countryside and open spaces.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on the countryside.			
Conclusion:	The lower scenarios generally fair more favourably in terms of the environmental objectives as they require the need for less facilities. The high and medium scenarios allow for the provision of facilities to meet a higher level of growth in the Plan area and therefore unlikely to risk under provision of facilities. This performs best in terms of the economy and reducing the impacts of the transportation of waste.			
Mitigation	None			
Monitoring:	Total arising's Commercial and Industrial Waste			

Growth in Inert waste– assessment of options

Sustainability Objectives	Low Waste Growth Waste arisings to remain constant	Medium Waste Growth Waste arisings will increase at 50% the rate of growth in construction sector	High Waste Growth Waste arisings will increase in line with projected GVA for the construction sector	Assessment
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A	N/A	N/A
2. To maintain, conserve and enhance biodiversity	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on biodiversity.			
3. To maintain, conserve and enhance geodiversity.	N/A	N/A	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on water.			
5. To reduce flood risk and improve flood management.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios.			
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on the historic environment.			

Sustainability Objectives	Low Waste Growth Waste arisings to remain constant	Medium Waste Growth Waste arisings will increase at 50% the rate of growth in construction sector	High Waste Growth Waste arisings will increase in line with projected GVA for the construction sector	Assessment
gardens and other locally distinctive features and their settings).				
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on landscape.			
8. To protect and improve air quality and reduce the impacts of noise.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on air quality.			
9. To maintain, conserve and enhance soil quality.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on soil quality.			
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	The low and medium scenarios may not allow sufficient flexibility for economic growth. However, the high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under provision of facilities. However, the scenarios in themselves don't encourage growth.			
14. To adapt to and mitigate the impacts of climate change.	The low and medium scenarios may not allow sufficient facilities to be developed in the Plan area if waste grows at a higher rate than predicted. Therefore there could be a need to export waste resulting in additional traffic movements. The high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under provision of facilities.			

Sustainability Objectives	Low Waste Growth Waste arisings to remain constant	Medium Waste Growth Waste arisings will increase at 50% the rate of growth in construction sector	High Waste Growth Waste arisings will increase in line with projected GVA for the construction sector	Assessment
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	The low and medium scenarios may not allow sufficient facilities to be developed in the Plan area if waste grows at a higher rate than predicted. Therefore there could be a need to export waste resulting in additional traffic movements. The high scenario allows for the provision of facilities to meet a higher level of growth and unlikely to risk under provision of facilities.			
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A	N/A	N/A
17. To sustain the health and quality of life of the population	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on quality of life.			
18. To enable safe access to countryside and open spaces.	The higher growth scenario inevitably results in the need for more waste facilities and the potential for greater cumulative impacts than the lower scenarios. Depending on site location this could result in local impacts on the countryside.			
Conclusion:	The lower scenarios generally fair more favourably in terms of the environmental objectives as they require the need for less facilities. The high and medium scenarios allow for the provision of facilities to meet a higher level of growth in the Plan area and therefore unlikely to risk under provision of facilities. This performs best in terms of the economy and reducing the impacts of the transportation of waste.			
Mitigation	None			
Monitoring:	Total arising's Inert Waste Total managed Inert Waste			

Chapter 6 – Vision, Objectives ad Spatial Strategy

Waste Plan Vision

By 2033 ~~2031~~, we will have worked with the community and delivery partners to achieve a sustainable waste management infrastructure that deals with existing and planned growth in Bournemouth, Dorset and Poole. This will maximise the economic benefits of sustainable resource management for the residents of Bournemouth, Dorset and Poole.

Our innovative and effective network of waste management facilities will have pushed waste management up the waste hierarchy, optimised waste prevention at source, and maximised the reuse of waste as a resource. Waste management facilities will be flexible, appropriately sized, located, designed and operated to minimise impacts on climate change, local amenity, the local road network, and the natural and built environment whilst meeting the needs of communities and businesses.

Sustainability Objectives	A Vision For Sustainable Waste Management in Dorset	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This SA objective is particularly relevant to the Waste Plan and is specifically mentioned within the vision	Positive
2. To maintain, conserve and enhance biodiversity	There are inevitable tensions between the vision that is likely to lead to the provision of new facilities and the conservation and enhancement of biodiversity.	Negative/N/A
3. To maintain, conserve and enhance geodiversity.	Although any impacts on geodiversity are thought to be minimal, there is an inevitable tension between objectives that seek its conservation and the vision that may lead to new developments.	Negative
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	There are inevitable tensions between the vision that is likely to lead to the provision of new facilities and those that conserve and enhance water resources.	Negative/N/A
5. To reduce flood risk and improve flood management.	There are possible tensions between the vision that is likely to lead to the provision of new facilities and this objective depending on the location of potential sites.	Negative/N/A

Sustainability Objectives	A Vision For Sustainable Waste Management in Dorset	Assessment (positive/negative N/A)
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	There are inevitable tensions between the vision that is likely to seek the provision of new facilities and the conservation and enhancement of the historic environment.	Negative/N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	There are inevitable tensions between the vision that is likely to lead to the provision of new facilities and the conservation and enhancement of the landscape.	Negative/N/A
8. To protect and improve air quality and reduce the impacts of noise.	There are inevitable tensions between the vision that is likely to lead to the provision of new facilities and the protection of air quality, particularly locally near to new facilities.	Negative/N/A
9. To maintain, conserve and enhance soil quality.	There are inevitable tensions between the vision that is likely to lead to the provision of new facilities and soli quality. Where new facilities are on industrial land or previously development land impacts on best and most versatile agricultural land are unlikely.	Negative/N/A
11. To promote the use of alternative materials.	Moving waste up the hierarchy, as promoted through the vision, through increased aggregates recycling and reduced reliance on inert landfill would help to conserve minerals resources.	Positive
13. To encourage sustainable economic growth	The provision of a sustainable network of waste management facilities would contribute to the achievement of sustainable economic growth.	Positive
14. To adapt to and mitigate the impacts of climate change.	The Waste Plan specifically seeks to achieve this objective and the objective specifically refers to minimising impacts on climate change.	Positive
15. To minimise the negative impacts of	The vision specifically mentions that waste facilities should be located to minimise impacts on the local road network.	Positive

Sustainability Objectives	A Vision For Sustainable Waste Management in Dorset	Assessment (positive/negative N/A)
waste and minerals transport on the transport network, mitigating any residual impacts.		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	This vision does not specifically refer to the use of sustainable transport this will be a more detailed consideration and it is thought there may be limited opportunities in Dorset.	N/A
17. To sustain the health and quality of life of the population	There are inevitable tensions between the vision that is likely to lead to the provision of new facilities and the health and quality of life of the population	Negative/N/A
18. To enable safe access to countryside and open spaces.	There are inevitable tensions between the vision that is likely to lead to the provision of new facilities and countryside access. Where new facilities are likely to be on industrial land or previously development land impacts on the countryside are likely to be limited	Negative/N/A
Conclusion:	There are a number of inevitable tensions between the vision (which may lead to the provision of new facilities) and the SA objectives (which aim to protect the natural and built environment and amenity). There would be economic benefits from of the provision of a sustainable network of waste management facilities and through maximising waste as a resource. Overall, the appraisal highlights the need for the Waste Plan to include all necessary safeguards through guidance and specific policies to ensure that any impacts from waste facilities are mitigated to acceptable levels.	
Mitigation	Vision updated to correctly reflect Plan period.	
Monitoring:	N/A	

Waste Plan Objectives

Objective 1

To manage waste at the highest feasible level of the waste hierarchy. This will be achieved through waste prevention, increasing reuse, recycling, composting and recovery. Facilities for the use of waste as a resource will also be promoted to maximise economic benefits. Disposal to landfill will be seen as the last resort in the management of waste.

Objective 2

To optimise self sufficiency, through the provision of an appropriate number and range of well designed, appropriately sized facilities for the management of waste, recognising that some waste requires specialist management facilities of a strategic nature.

Waste management facilities should be located in appropriate locations, as close as practicable to the origin of waste in order to reduce the total mileage waste is transported. Consideration will be given to existing waste production and operational capacity, the implications of growth and new developments likely to generate waste.

Objective 3

To provide a flexible approach for the delivery of waste management facilities and to allow for emerging technologies to come forward throughout the Plan period and beyond to create a network of waste management facilities that are fit for purpose.

Objective 4

To safeguard ~~protect~~ and enhance local amenity, landscape and natural resources, environmental, cultural and economic assets, tourism and the health and wellbeing of the ~~local~~ people

Objective 5

To assist in reducing greenhouse gas emissions and assist in adaption/mitigation and resilience to climate change through the development of appropriate methods of waste management and promotion of sustainable transport modes.

Objective 6

To safeguard existing waste management facilities from incompatible non-waste development.

Waste Plan Objectives	1	2	3	4	5	6	Assessment

Sustainability Objectives							
1 To move waste management up the waste hierarchy	Positive	Positive	Positive	Although these objectives are not in-compatible protection of the environment etc. may make finding sites for new development more challenging particularly given the widespread designations in the county	Positive	N/A	This SA objective is particularly relevant to the Waste Plan and is therefore generally compatible. The only tension may be with the protection of the environment, amenity etc however this is inevitable when considering new developments.
2 To maintain, conserve and enhance biodiversity.	Negative/positive	Negative/positive	N/A	Positive	Positive	Positive	There are inevitable tensions between objectives that seek the provision of new facilities and the conservation and enhancement of biodiversity.
3 To maintain, conserve and enhance geodiversity.	Negative/positive	Negative/positive	N/A	Positive	N/A	Positive	Although any impacts on geodiversity are thought to be minimal, there is an inevitable tension between objectives that seek its conservation and those that may lead to new developments.
4 To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative/positive	Negative/positive	N/A	Positive	N/A	Positive	There are inevitable tensions between objectives that seek the provision of new facilities and those that conserve and enhance water resources.
5 To reduce flood risk and improve flood management	Negative/positive	Negative/positive	N/A	Positive	Positive	Positive	The objectives that seek the provision of new facilities have possible tensions with this objective depending on where sites

Waste Plan Objectives / Sustainability Objectives	1	2	3	4	5	6	Assessment
							are found.
6 To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative/positive	Negative/positive	N/A	Positive	N/A	Positive	There are inevitable tensions between objectives that seek the provision of new facilities and the conservation and enhancement of the historic environment.
7 To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative/positive	Negative/positive	N/A	Positive	N/A	Positive	There are inevitable tensions between objectives that seek the provision of new facilities and the conservation and enhancement of the landscape.
8 To protect and improve air quality.	Negative/positive	Negative/positive	Negative/positive	Positive	Positive	N/A	There are inevitable tensions between objectives that seek the provision of new facilities and the protection of air quality, particularly locally near to new facilities.
9 To maintain, conserve and	Negative/positive	Negative/positive	N/A	Positive	N/A	Positive	There are inevitable tensions between objectives that seek the provision of new

Waste Plan Objectives / Sustainability Objectives	1	2	3	4	5	6	Assessment
enhance soil quality.							facilities and soli quality. However, given that new facilities are likely to be on industrial land or previously development land impacts on best and most versatile agricultural land are unlikely.
11 To promote the use of alternative materials.	Positive	Positive	Positive	N/A	Positive	N/A	Moving waste up the hierarchy and encouraging recycling would help to promote reuse and recycling
13 To encourage sustainable economic growth.	Positive	Positive	Positive	N/A	N/A	Positive	The provision of a sustainable network of waste management facilities would contribute to the achievement of sustainable economic growth. Waste should also be considered as a resource that would provide economic benefits.
14 To adapt to and mitigate the impacts of climate change.	Positive	Positive	Positive	N/A	Positive	N/A	The Waste Plan specifically seeks to achieve this objective, this will be done through the implementation of the waste hierarchy , through increased recycling and the reduction of waste to landfill.
15 To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative/Positive	Positive	N/A	N/A	Positive	N/A	The Waste Plan specifically seeks to reduce waste movements, however there are potential tensions as new facilities may give rise to impacts from the transportation of waste, particularly locally.
16 To support and encourage the use	N/A	Positive	N/A	N/A	N/A	N/A	The Waste Plan specifically seeks to promote the sustainable movement of

Waste Plan Objectives / Sustainability Objectives	1	2	3	4	5	6	Assessment
of sustainable transport modes, imposing no unmitigated negative impacts on them.							waste, however there may be limited opportunities in Dorset.
17 To sustain the health and quality of life of the population	Negative/Positive	Negative/Positive	Positive	Positive	Positive	N/A	There are inevitable tensions between objectives that seek the provision of new facilities and the health and quality of life of the population
18 To enable safe access to countryside and open spaces.	Negative/Positive	Negative/Positive	N/A	Positive	N/A	Positive	There are inevitable tensions between objectives that seek the provision of new facilities and countryside access. New facilities on industrial land or previously development land impacts on the countryside are likely to be limited.
Conclusion:	There are a number of inevitable tensions between the objectives (which may lead to the provision of new facilities) and the SA objectives (which aim to protect the natural and built environment and amenity). There would be economic benefits from of the provision of a sustainable network of waste management facilities and through maximising waste as a resource. Overall, the appraisal highlights the need for the Waste Plan to include all necessary safeguards through guidance and specific policies to ensure that any impacts from waste facilities are mitigated to acceptable levels.						
Mitigation	None						
Monitoring:	N/A						

Chapter 7 – Recycling

Policy 5 - Facilities to enable the Recycling of Waste

Proposals for recycling facilities including household recycling centres, waste transfer stations, waste recovery facilities dealing with recyclables waste management centres, bulky waste treatment facilities, wood and metal recycling facilities and composting facilities will be permitted where it is demonstrated they meet all of the following ~~applicable~~ criteria:

For **all recycling and transfer facilities**:

a. the operation of the facility will support the delivery of the Spatial Strategy, contributing to meeting the needs identified in this Plan
b. they will not displace the management of waste which is already managed, or likely to be managed, by a process which is further up the waste hierarchy than that being proposed, unless the Waste Planning Authority is satisfied that the proposal would result in environmental benefits sufficient to outweigh the displacement
c. proposals will be expected to provide for all operations including the reception, handling, processing and storage of waste to take place within an enclosed building unless there would be no proven benefit from such enclosure and demonstrate that the proposed operations will be compatible with existing or proposed neighbouring uses; and
d. possible effects (including those related to displacement of recreation, proximity and species) that might arise from the development would not adversely affect the integrity of European sites either alone or in combination with other plans or projects.

For **Materials ~~Recycling~~ Recovery Facilities,** that deal with recyclables only, the proposal ~~shall~~ must also:

e. serve a proven local need that cannot sustainably be met from permitted facilities.

For **Household Recycling Facilities and Waste Management Centres** the proposal shall also:

f. be designed to incorporate ~~provide for~~ the separate circulation of household and commercial vehicles; and

g. where there is space to do so, make provision for a covered area for the collection of items that could be re-used ~~where there is space to do so~~; and
h. display interpretation boards that actively inform householders on measures that they can take to prevent and re-use materials.

Sustainability Objectives	Policy 5 - Facilities to enable the Recycling of Waste	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self	This policy specifically requires proposals to manage waste in accordance with the waste hierarchy. It is generally a positive policy which should allow for facilities to be developed in the Plan area.	Positive

Sustainability Objectives	Policy 5 - Facilities to enable the Recycling of Waste	Assessment (positive/negative N/A)
sufficiency		
2. To maintain, conserve and enhance biodiversity	Biodiversity is covered specifically in other polices, however given that this policy may result in large scale development there is the possibility of significant effects on European sites.	N/A
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Protection of landscape character is covered adequately in other polices	N/A
8. To protect and improve air quality and reduce	The policy expects operations to take place within an enclosed building which is	Positive

Sustainability Objectives	Policy 5 - Facilities to enable the Recycling of Waste	Assessment (positive/negative N/A)
the impacts of noise.	likely to provide benefits in terms of air quality and the impacts of noise.	
9. To maintain, conserve and enhance soil quality.	Protection of soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	There may be a potential adverse impact if new waste facilities result in the use of employment land that could have been developed by other businesses which would provide greater employment opportunities locally. Conversely this policy allows for the provision of a network of waste management facilities is important for use by local business and communities. Some employment opportunities may be provided	Negative and positive
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	No specific effects	No specific effects
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	No specific effects	No specific effects
17. To sustain the health and quality of life of the population	This policy will assist in the provision of a network of accessible waste management facilities which will have a positive impact of the overall quality of life of the community. The provision of any waste management facilities may have a negative impact or perceived impact on the quality of life of residents living close to waste management facilities.	Positive/Negative

Sustainability Objectives	Policy 5 - Facilities to enable the Recycling of Waste	Assessment (positive/negative N/A)
18. To enable safe access to countryside and open spaces.	No specific effects	No specific effects
Conclusion:	This policy specifically requires proposals to manage waste in accordance with the waste hierarchy. It is generally a positive policy which should allow for a network of appropriate facilities to be developed in the Plan area. Protection of the environment and sensitive receptors is provided through other policies within the Waste Plan.	
Mitigation	Various minor changes to improve the clarity of the policy making it clear what proposals are relevant. Additional criteria to be added to ensure no likely significant effects on European designated sites	
Monitoring:	Local authority/Commercial and Industrial waste arisings Number of recycling facilities permitted/refused. MRF capacity (recyclates) Wood, green waste , bulky waste capacity	

Site Options – Replacement of the Blandford Waste Management Centre, North Dorset (Table 1 of 2)

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a Waste Management Centre would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency.					All of the site options perform favourably against this objective.
2. To maintain, conserve and enhance	Positive – no ecological interest as	Negative – as greenfield land there could be	Negative – as greenfield land there could be	Negative – as greenfield land there could be	Ecology unlikely to present a major constraint.	Previously developed land performs more favourably than greenfield land where biodiversity

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
biodiversity	previously developed land and development of this land would avoid the development of other more sensitive sites.	ecological interests onsite, however ecology is unlikely to present a major constraint.	ecological interests onsite particularly in the borders comprising hedging and planting, however ecology is unlikely to present a major constraint.	ecological interests onsite particularly in the borders comprising hedging and planting. Potential for badger populations.		may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect	None of the sites would impact on geodiversity.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	No specific effects - The site is close (~300m), but outside, a Source Protection Zone 1.	Negative – the site is located in a groundwater Source Protection Zone 1.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Option ND03 performs most favourably, whilst Option ND05 performs least favourably.
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or	No specific effect – site is not within FZ2 or	No specific effect – site is not within FZ2 or	Most of site is in FZ1. However, there is a strip of FZ2 and FZ3	Most of the site is within FZ1, however a small	The sites that lie outside of Flood Zone 2 or 3 perform more favourably than the site partially

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
	FZ3	FZ3	FZ3	along the north and east boundary. No built development should be located in FZ2 or FZ3.	part is in FZ2.	within Flood Zone 2/3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	No specific effects	No specific effects	Potential for archaeological interests.	Potential for archaeological interests.	Negative – site is within conservation area	Site options ND01, ND02 and ND04 perform favourably against this objective; site options ND03 and ND05 have potential for conflict but this will be dependent on the outcome of archaeological surveys.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and	Positive – no major landscape concerns; development of this land would avoid the development of	Negative – the site is in the Cranborne Chase & West Wiltshire Downs AONB, however it is allocated	Negative – the site is in the Cranborne Chase & West Wiltshire Downs AONB. However there are likely	Negative - the site is in the Cranborne Chase & West Wiltshire Downs AONB. There are significant	Positive – no major landscape concerns provided a comprehensive landscape and	Site option ND05 performs least favourably against this objective.

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
the coast.	other more sensitive sites.	employment land and so will be developed. No major landscape concerns; development of this land would avoid the development of other more sensitive sites.	to be options for this site to be brought forward if an acceptable landscape scheme can be agreed. Development of this land would avoid the development of other more sensitive sites.	landscape and visual concerns with this site.	management plan is agreed. Development of this land would avoid the development of other more sensitive sites.	
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise, however there should be no additional impacts. There are numerous residential properties in the vicinity, however there are industrial units in between.	Negative – the development would not reduce impacts of noise. There are residential properties in the immediate vicinity of the site.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity. Site would be between existing business park and bypass.	Negative – the development would not reduce impacts of noise. The site is relatively rural.	Negative – the development would not reduce impacts of noise. There are some residential properties in the vicinity, plus planned new properties as part of the mixed use development. However the development would be in the context of the operation of the brewery.	Development on industrial estates or adjoining existing waste facilities is preferable to other areas as there tend to be less sensitive receptors in the vicinity.

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
9. To maintain, conserve and enhance soil quality.	No specific effect, as the land is previously developed	Negative - Site is greenfield Grade 3 agricultural land but as it is allocated as employment land it will be developed in any case.	Negative - Site is greenfield, partially Grade 3 and partially Grade 2 agricultural land.	Negative - Site is greenfield Grade 3 agricultural land.	No specific effect, as the land is previously developed	Previously developed land performs most favourably.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Positive – Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Positive – Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Negative – this site is allocated employment land. It is also allocated as a Mixed-Use Regeneration Site. Other development may make a greater contribution to economic growth. Positive – Conversely new waste management facilities provide job opportunities	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However, employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area, which will benefit the economy.

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
	business and communities. The site could potentially be a costly option – see Deliverability.	business and communities.			locally and a network of facilities for use by local business and communities.	
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Positive - This site is well located given that the main population the facility will serve is Blandford.	Positive - This site is well located given that the main population the facility will serve is Blandford.	Positive - This site is well located given that the main population the facility will serve is Blandford.	Negative - Compared to other options, this site is further from where the majority of where the waste will originate and the main population that the facility will serve (Blandford). Therefore people will have to travel slightly longer distances than if the site was located	The site is well located. There is the potential for cumulative impacts with other proposed development in the locality.	Given that the main population that the facility will serve is Blandford, sites that are located in or immediately adjacent to Blandford perform most favourably.

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
				in/around Blandford.		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – There are likely to be opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are likely to be opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative - There are unlikely to be opportunities for employees to utilise sustainable transport to access the site at a convenient time.	Negative – There are likely to be opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	None of the site options are likely to support the use of sustainable transport methods for employees given working hours. However, sites in Blandford are located near to the main population and so there may be opportunities for walking/cycling.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. There could be a negative impact on quality of life for residential properties but these are not in the immediate	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality residential properties, a number of which	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. There are no residential properties in the vicinity.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. The site is relatively rural. There could be a negative impact on quality of life for residential properties and	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The improvement/relocation of the WMC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
	vicinity and there are industrial units in between.	are located in the immediate vicinity.		the Pre-School but these are not in the immediate vicinity and there are industrial units in between.		
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	None of the sites currently enable access to the countryside and so development would not affect this objective.
Site Summary:	The site is well located, is previously developed land and an existing waste facility there would be limited sustainability impacts.	The site is well located. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although	The site is well located. There is the potential for adverse impacts on the AONB and mitigation of landscape and visual impact would be necessary. Although it is a greenfield site	The site is in a poor location which would result in waste/people traveling greater distances compared to other options. There is the potential for a negative impact	The site is well located and is previously developed land. As allocated employment land and a mixed use regeneration site, there could be a conflict with other potential	

Sustainability Objectives	ND01 – Holland Way	ND02 – Land off Shaftesbury Lane	ND03/WP06 – Land south of Sunrise Business Park	ND05 – Land south of Pimperne	ND04 – Blandford Brewery (Depot only)	Summary
		such land is appropriate for waste uses. There could be a negative impact on quality of life for nearby residents.	there would be limited other environmental and social impacts.	on the landscape AONB, and the water environment.	uses which may provide a greater potential for economic growth.	
Deliverability/ Viability	Significant deliverability issues including, unwilling landowners. Development unlikely to be viable.	The site is now being developed for non-waste uses and is unavailable. Site could only accommodate HRC or depot, preferred site would accommodate WMC and depot together to reduce operational costs and env impacts.	No issues with deliverability identified	No issues with deliverability identified	The landowner has confirmed that the site is no longer available due to re-development.	
Conclusion:	See table 2 below					

Site Options – Replacement of the Blandford Waste Management Centre, North Dorset (Table 2 of 2) <u>New Options January 2017</u>

Sustainability Objectives	WP17 – Land East of Sunrise Business Park	WP18 – Langton Lodge Farm	Summary
1. To move	Positive - The provision of a site for a Waste Management Centre would assist with		All of the site options perform favourably

Sustainability Objectives	WP17 – Land East of Sunrise Business Park	WP18 – Langton Lodge Farm	Summary
waste management up the waste hierarchy and promote net self sufficiency	moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency.		against this objective.
2. To maintain, conserve and enhance biodiversity	Negative – as greenfield land there could be ecological interests on site particularly in the borders comprising hedging and planting, however ecology is unlikely to present a major constraint.	Negative – as greenfield land there could be ecological interests on site particularly in the borders comprising hedging and planting, however ecology is unlikely to present a major constraint.	Previously developed land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	None of the sites would impact on geodiversity.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	No specific effect	Negative – potential impact on groundwater	Option ND03 performs most favourably, whilst Option ND05 and WP18 perform least favourably.
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	The sites that lie outside of Flood Zone 2 or 3 perform more favourably than the site partially within Flood Zone 2/3.
6. To maintain, conserve and	Potential for archaeological interests.	Some potential for archaeological	Site options ND01, ND02 and ND04 perform favourably against this objective;

Sustainability Objectives	WP17 – Land East of Sunrise Business Park	WP18 – Langton Lodge Farm	Summary
enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).		interest.	site options ND03, ND05, WP17 and WP18 have potential for conflict but this will be dependent on the outcome of archaeological surveys.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – the site is in the Cranborne Chase & West Wiltshire Downs AONB. Mitigation/enhancement unlikely to be possible.	Negative – the site is in the Cranborne Chase & West Wiltshire Downs AONB. However there are likely to be options for this site to be brought forward if an acceptable landscape scheme can be agreed. Development of this land would avoid the development of other more sensitive sites.	Site option WP17 performs least favourably against this objective as it is in the AONB and has high visual and landscape sensitivity.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are several residential properties in the vicinity.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity.	Development on industrial estates or adjoining existing waste facilities is preferable to other areas as there tend to be less sensitive receptors in the vicinity.
9. To maintain, conserve and enhance soil quality.	Negative - Site is greenfield, mosty Grade 2 with the northern sector Grade 2 agricultural land.	Negative - Site is greenfield mainly Grade 3 agricultural land but the western sector lies within Grade 4.	Previously developed land performs most favourably.

Sustainability Objectives	WP17 – Land East of Sunrise Business Park	WP18 – Langton Lodge Farm	Summary
12. To promote the use of alternative materials.	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However, employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area, which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Positive - This site is well located given that the main population the facility will serve is Blandford.	Negative - Although this site is well located, access to the site passes a school and a residential area	Given that the main population that the facility will serve is Blandford, sites that are located in or immediately adjacent to Blandford perform most favourably.
16. To support and encourage the use of sustainable	Negative - There are unlikely to be opportunities for employees to utilise sustainable transport to access the site at a convenient time.	Negative - There are unlikely to be opportunities for employees to utilise sustainable transport to access the site at a convenient time.	None of the site options are likely to support the use of sustainable transport methods for employees given working hours. However, sites in Blandford are located near to the main population and

Sustainability Objectives	WP17 – Land East of Sunrise Business Park	WP18 – Langton Lodge Farm	Summary
transport modes, imposing no unmitigated negative impacts on them.			so there may be opportunities for walking/cycling.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. There are no residential properties in the vicinity.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there are a couple of residential properties in the immediate vicinity.	The improvement/relocation of the WMC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	None of the sites currently enable access to the countryside and so development would not affect this objective.
Site Summary:	This site is located at a high point of the AONB considered to be of high visual and landscape sensitivity. The site would have a significant impact on the character and setting of the AONB. Mitigation of impacts and/or enhancement is not possible or appropriate. It is not proposed to take this site forward	The site is fairly well located to serve the town, however the access through a residential area and past a school and other sensitive receptors could give rise to amenity impacts. There is the potential for adverse impacts on the AONB and mitigation of landscape and visual impacts would be necessary. There is also significant concern with reagrds to impacts on groundwater that will require	

Sustainability Objectives	WP17 – Land East of Sunrise Business Park	WP18 – Langton Lodge Farm	Summary
	given the significant constraints identified.	further investigation.	
Deliverability/ Viability	Site being promoted by the landowner, no issues of deliverability identified.	Although the site is being promoted by the landowner, utilities infrastructure on the site presents a major constraint and recommended restricted operating times would cause operational difficulties.	

Conclusion:	Overall site option ND01 performs most favourably in sustainability terms, mainly due to it being previously developed land and an extension to an existing waste management facility. However, the site has significant deliverability issues. ND04 also performs favourably for a depot facility but is now known to be unavailable. WP18 and WP06 (formerly ND03) also have potential for a new waste management facility but each have constraints. ND05 is the least well located and has a high potential for negative sustainability impacts, specifically relating to landscape and the water environment. WP17 is likely to have the greatest impact on the AONB with no opportunities for appropriate mitigation. The appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However, employment land is considered appropriate for waste management uses. WP06 performs best overall. It is available land, well located with good access options and has limited sustainability impacts generally compared to the alternative options. The site does sit within the AONB, however mitigation of impacts is considered possible in this location.
Proposed Site Allocation	WP06 – Land south of Sunrise Business Park
Mitigation/ Development considerations	See detailed development considerations set out in Waste Plan
Monitoring:	Number of applications permitted/refused on allocated sites

Site Options – Household Recycling Centre for Dorchester, West Dorset (Table 1 of 2)

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD05 – Stinsford Hill	WP10 – Wider area of land at Stinsford Hill
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a Household Recycling Centre would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency.				
2. To maintain, conserve and enhance biodiversity	Negative – as greenfield land there could be ecological interests onsite, subject to survey.	Negative – previously developed land so ecology unlikely to present a major constraint, but potential for bats.	Negative – as greenfield land there could be ecological interests onsite, subject to survey. Ecology unlikely to present a major constraint however.	Negative – as greenfield land there could be ecological interests onsite, subject to survey.	Negative – as greenfield land there could be ecological interests onsite, subject to survey
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment. Within Source Protection Zone 2.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment. The wider area of land suggested through this proposal provides additional flexibility.

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD05 – Stinsford Hill	WP10 – Wider area of land at Stinsford Hill
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	Negative – part of the site is within FZ2 and FZ3. The site is also subject to surface water flooding.	Negative – part of the site is within FZ2 and FZ3. The site is also subject to surface water flooding. However, the wider area of land suggested through this proposal provides additional flexibility to avoid FZ2 and 3 in ant development.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative - Potential for archaeological interests including a probable Roman settlement. Pre-determination archaeological evaluation would be appropriate.	No specific effects – the site is previously developed and survival of below-ground archaeology is unlikely.	Negative - Potential for archaeological interests. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for impact on the setting of Scheduled Monuments in the area such as Maiden Castle and Herringston round barrows.	Negative – Potential for archaeological interests including earthworks of watermeadow systems. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for negative impact on the setting of Dorchester.	Negative – Potential for archaeological interests including earthworks of watermeadow systems. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for negative impact on the setting of Dorchester. However, the wider area of land suggested through this proposal provides additional flexibility to build landscape mitigation into the proposals.
7. To maintain,	Negative – the site is in	Negative – the site is	Negative – the site is in	Negative – the site is	Negative – the site is

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD05 – Stinsford Hill	WP10 – Wider area of land at Stinsford Hill
conserve and enhance the landscape, including townscape, seascape and the coast.	the Dorset AONB. The site is considered unacceptable from a landscape and visual point of view due to its setting in open countryside within the Dorset AONB.	within the Dorset AONB, albeit on previously developed land. A suitable mitigation package would need to be agreed to reduce the potential adverse landscape and visual impacts of this site.	the Dorset AONB. The site is considered unacceptable from a landscape and visual point of view.	considered unacceptable from a landscape and visual point of view. Potential for negative impact on the setting of Dorchester.	considered unacceptable from a landscape and visual point of view. Potential for negative impact on the setting of Dorchester. However, the wider area of land suggested through this proposal provides additional flexibility to build landscape mitigation into the proposals.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are residential properties around 120m from the site.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There is a residential property in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There is a residential property in the immediate vicinity.
9. To maintain, conserve and enhance soil quality.	Negative - Site is greenfield Grade 3 agricultural land.	Negative - Site is greenfield Grade 3 agricultural land but it is already developed.	Negative - Site is greenfield Grade 3 agricultural land.	Negative – The majority of the site is greenfield Grade 3 agricultural land.	Negative – The majority of the site is greenfield Grade 3 agricultural land.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – New waste management facilities provide job opportunities locally and a network of	Positive - new waste management facilities provide job opportunities locally and a network of	Positive – new waste management facilities would contribute to a network of facilities for	Positive – new waste management facilities would contribute to a network of facilities for	Positive – new waste management facilities would contribute to a network of facilities

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD05 – Stinsford Hill	WP10 – Wider area of land at Stinsford Hill
	facilities for use by local business and communities.	facilities for use by local business and communities. Negative – potential conflict with existing businesses using the site.	use by local business and communities. Negative – the site is also proposed for a park and ride facility which would benefit the town.	use by local business and communities. The site has been proposed for a mixed use development although this hasn't been allocated in the emerging West Dorset Local Plan.	for use by local business and communities. The site was proposed for a mixed use development although this hasn't been allocated in the emerging West Dorset Local Plan.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative - the site would result in additional traffic generation to the A37/A35 corridor, which could be significant from a HRC. A new access from the A35 would not be acceptable and a new access from the A37 would be difficult.	Negative - the site would result in additional traffic generation to the A37/A35 out of the town. For a HRC there are significant capacity/safety concerns. Significant number of vehicles would have to turn across oncoming traffic to enter the site.	Negative - the site would lead to unacceptable traffic generation through the Weymouth Avenue Corridor and would impact on the SRN at the junction between the A354/A35 roundabout.	Negative – Potential for impact on the A35 and Stinsford roundabout which experiences peak and seasonal capacity issues.	Negative – Potential for impact on the A35 and Stinsford roundabout which experiences peak and seasonal capacity issues.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD05 – Stinsford Hill	WP10 – Wider area of land at Stinsford Hill
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life of residential properties.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life for the residential property located in the immediate vicinity.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life for the residential property located in the immediate vicinity.
18. To enable safe access to countryside and open spaces.	Negative – a public footpath crosses the site which may need to be diverted.	No specific effect – the site is not currently used for recreational purposes.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.
Site Summary:	Although the site is well located, there are likely to be significant traffic constraints in terms of both access and capacity. The site is in the Dorset AONB and there is likely to be an adverse impact on the landscape, as well as the potential for a negative impact on the historic environment.	Although the site is well located, there are likely to be significant traffic constraints in terms of both access and capacity due to the number of movements associated with a HRC. The site is in the Dorset AONB, however as developed land it is considered that adverse impacts could be mitigated.	There are likely to be significant traffic constraints in terms of the road capacity due to the number of movements associated with a HRC. The site is in the Dorset AONB and there is likely to be an adverse impact on the landscape. There is also the potential for a negative impact on the	The site is likely to result in significant adverse impacts on the water environment, landscape and historic environment. There may also be traffic issues. As part of a north Dorchester mixed use development, a HRC may be able to be integrated providing an overall benefit to the town, but without this	The site is fairly well located to serve the town. However it is likely to result in significant adverse impacts on the water environment, landscape and historic environment. However, there may be opportunities to build landscape mitigation into the

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD05 – Stinsford Hill	WP10 – Wider area of land at Stinsford Hill
		There could be a negative impact on quality of life for residents located on the other side of the A35.	setting of scheduled monuments.	development there are likely to be significant sustainability issues.	proposals. There may also be adverse traffic impacts. As part of a north Dorchester mixed use development, a HRC may be able to be integrated providing an overall benefit to the town, but without this development there are likely to be significant sustainability issues.
Deliverability/ Viability	No issues with deliverability identified	No issues with deliverability identified	The landowner is understood to be willing to consider a waste use on this site. However, the land has been deemed inappropriate for a park & ride site when considered through the emerging West Dorset, Weymouth & Portland Local Plan given its location outside the development boundary. A Waste facility is likely to have similar impacts.	Although the site is being promoted by the landowner, Site has significant deliverability issues.	Although the site is being promoted by the landowner, Site has significant deliverability issues.

Site Options for a Household Recycling Centre for Dorchester, West Dorset (Table 2 of 2)

Sustainability Objectives	WD06 – Rainbarrow Farm	WD07/WP11– Loudsmill	WD08 – Parkway Farm, Poundbury	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a Household Recycling Centre would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency.			All of the site options perform favourably against this objective.
2. To maintain, conserve and enhance biodiversity	Neutral – greenfield land however no ecological concerns.	Negative – part of the site is previously developed, however habitat survey plus breeding bird and dormice surveys required to assess interests.	Negative – potential for ecological interests subject to habitat and reptile survey. However the site is allocated employment land and so will be developed.	Previously developed land and allocated employment land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	None of the sites would impact on geodiversity.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment. The site is in Source Protection Zone 2.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	All of the sites are on the Chalk Major Aquifer of Principal designation. WD03 and WD07 are in Source Protection Zone 2.
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or FZ3	No specific effect – a small part of the site is in FZ2 however there is sufficient opportunity for the facility to be located outside of this.	No specific effect – site is not within FZ2 or FZ3	The sites that lie outside of Flood Zone 2 or 3 perform more favourably than the site partially within Flood Zone 2/3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites,	No archaeological interests on site, however potential for a negative impact on the setting of Maiden Castle.	As the majority of the site is previously developed there are unlikely to be archaeological interests. Potential for impact on the setting of the Mount	Negative - Potential for archaeological interests. Pre-determination archaeological evaluation would be appropriate. However the site is allocated	As previously developed land, site option WD02 performs most favourably against this objective. The other options have the potential for conflict but this

Sustainability Objectives	WD06 – Rainbarrow Farm	WD07/WP11– Loudsmill	WD08 – Parkway Farm, Poundbury	Summary
historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).		Pleasant Scheduled Monument which would need to be assessed.	employment land.	will be dependent on the outcome of archaeological surveys.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – the site is in the Dorset AONB. There is likely to be significant landscape and visual impacts from this site.	Positive – there are unlikely to be adverse impacts on the landscape. Development of this land would avoid the development of other more sensitive sites.	Positive - the site is in the Dorset AONB, however is an allocated employment site located within the wider Poundbury development. There are unlikely to be adverse impacts on the landscape. Development of this land would avoid the development of other more sensitive sites.	Site options WD02, WD07 and WD08 perform most favourably against this objective. There is the potential for significant landscape impacts from options WD01, WD05 and WD06.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. The site is located adjacent to an existing AD Plant.	Negative – the development would not reduce impacts of noise. However there would unlikely be an increase in noise currently generated from the HRC on the site. The access road to the site is through a residential area.	Negative – the development would not reduce impacts of noise. There are residential properties around 150m from the site on the other side of the road.	Development on allocated employment sites is preferable.
9. To maintain, conserve and enhance soil quality.	Negative - Site is greenfield Grade 3 agricultural land.	Negative - Site is classified as Grade 3 agricultural land however it is previously developed and allocated as employment land.	Negative - Site is partially classified as Grade 2 and partially Grade 3 agricultural land, however it is allocated as employment land.	Previously developed land performs most favourably.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A

Sustainability Objectives	WD06 – Rainbarrow Farm	WD07/WP11– Loudsmill	WD08 – Parkway Farm, Poundbury	Summary
13. To encourage sustainable economic growth	Positive – New waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Positive – conversely new waste management facilities would contribute to a network of facilities for use by local business and communities.	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Positive – conversely new waste management facilities would contribute to a network of facilities for use by local business and communities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However, employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area, which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – the access is unsuitable for the likely traffic generation and there would be negative impacts on terms of road capacity and safety.	Access to the site is being improved by the creation of an alternative route to the existing St George's Road, via Lubbecke Way. This new road should be operating well below capacity and will significantly reduce the traffic flows on St George's Road. Therefore there should not be significant adverse impacts on the local road network.	There are unlikely to be significant impacts on the road network although there are capacity issues with Monkey's Jump roundabout.	Site options WD01, WD02, WD03 and WD06 are likely to have a significant adverse impact on the transport network should a HRC be developed due to the number of likely visitors and due to inappropriate accesses.

Sustainability Objectives	WD06 – Rainbarrow Farm	WD07/WP11– Loudsmill	WD08 – Parkway Farm, Poundbury	Summary
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – There are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Positive - There are likely to be opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Positive – There are likely to be opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	None of the site options are likely to support the use of sustainable transport methods for employees given working hours, except Loudsmill and Parkway Farm. Sites in Dorchester are located near to the main population and so there may be opportunities for walking/cycling.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. The access road to the site is through a residential area.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. There could be a negative impact on quality of life for residential properties in the vicinity but there is a road and other employment land in between. The site is currently used for a community farm.	The improvement/relocation of the HRC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of	None of the sites currently enable access to the countryside, except WD01 where a footpath would need to be diverted.

Sustainability Objectives	WD06 – Rainbarrow Farm	WD07/WP11– Loudsmill	WD08 – Parkway Farm, Poundbury	Summary
		to take place.	development is likely to take place.	
Site Summary:	There is the potential for significant adverse impacts on the landscape and AONB, as well as the historic environment. The site is also likely to create significant transport impacts if used for a HRC.	As previously developed land there are limited sustainability impacts. There would be an adverse impact on residential properties along the access route to the site although there would be the opportunity to provide improvements on the current situation.	Although the site is in the AONB, there are unlikely to be adverse landscape impacts. There could be negative impacts from on residential properties although there is other employment land in between the site and sensitive receptors which will act as a buffer. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses.	
Deliverability/ Viability	No issues of deliverability identified	No issues of deliverability identified.	The landowner has confirmed that the site is no longer available.	
Conclusion:	Overall site options WP11 (formally WD07) and WD08 perform most favourably for siting a Household Recycling Centre. They are both allocated employment land and would have limited sustainability impact. WP11 (formally WD07) currently has access issues, although there are opportunities for improvement. Site options WD01, WD02, WD03 and WD06 would have significant landscape and traffic impacts if used for a HRC due to the numbers of movements involved and the difficulties in creating acceptable access. The wider area of land being considered at Stinsford Hill has benefits over the original site (WD05) as it provides additional flexibility to build landscape mitigation into the proposals, however this is a green field site and employment land is available elsewhere which is likely to be preferred. The appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However, employment land is considered appropriate for waste management uses.			

Sustainability Objectives	WD06 – Rainbarrow Farm	WD07/WP11– Loudsmill	WD08 – Parkway Farm, Poundbury	Summary
	WP08 performs best overall. It is available land, relatively well located with options for improving the impacts of the existing access. It has limited sustainability impacts generally compared to the alternative options.			
Proposed Site Allocation	WP08 – Loudsmill			
Mitigation/ Development considerations	See detailed 'Development Considerations' set out in Waste Plan.			
Monitoring:	Number of applications permitted/refused on allocated sites			

Site Options for a Waste Transfer Facility and/or Vehicle Depot for Dorchester, West Dorset (Table 1 of 2)

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD04 – Charminster Depot (Depot only)
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a waste transfer facility would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency.			
2. To maintain, conserve and enhance biodiversity	Negative – as greenfield land there could be ecological interests onsite, subject to survey.	Negative – previously developed land so ecology unlikely to present a major constraint, but potential for bats.	Negative – as greenfield land there could be ecological interests onsite, subject to survey. Ecology unlikely to present a major constraint however.	Negative – as greenfield land there could be ecological interests onsite, subject to survey.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment. Within Source Protection Zone 2.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment. The site is in Source Protection Zone 1.
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas,	Negative - Potential for archaeological interests including a probable Roman settlement. Pre-determination archaeological evaluation would be appropriate.	No specific effects – the site is previously developed and survival of below-ground archaeology is unlikely.	Negative - Potential for archaeological interests. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for	Potential for archaeological interests given proximity to Charminster. Pre-determination archaeological evaluation may be appropriate.

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD04 – Charminster Depot (Depot only)
historic parks and gardens and other locally distinctive features and their settings).			impact on the setting of Scheduled Monuments in the area such as Maiden Castle and Herringston round barrows.	
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – the site is in the Dorset AONB. The site is considered unacceptable from a landscape and visual point of view due to its setting in open countryside within the Dorset AONB.	Negative – the site is within the Dorset AONB, albeit on previously developed land. A suitable mitigation package would need to be agreed to reduce the potential adverse landscape and visual impacts of this site.	Negative – the site is in the Dorset AONB. The site is considered unacceptable from a landscape and visual point of view.	Negative – there would be an impact on the landscape through development of a greenfield area and additional traffic movements. Mitigation through minimising buildings and advance planting may be possible.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are residential properties around 120m from the site.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. The site would likely comprise parking of vehicles only.
9. To maintain, conserve and enhance soil quality.	Negative - Site is greenfield Grade 3 agricultural land.	Negative - Site is greenfield Grade 3 agricultural land but it is already developed.	Negative - Site is greenfield Grade 3 agricultural land.	Negative - Site is greenfield Grade 3 agricultural land.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – New waste management facilities provide job opportunities locally and a network of facilities for use by local	Positive - new waste management facilities provide job opportunities locally and a network of facilities for use by local	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of infrastructure.

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD04 – Charminster Depot (Depot only)
	business and communities.	business and communities. Negative – potential conflict with existing businesses using the site.	Negative – the site is also proposed for a park and ride facility which would benefit the town.	
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative - the site would result in additional traffic generation to the A37/A35 corridor. A new access from the A35 would not be acceptable and a new access from the A37 would be difficult.	Negative/No specific effects - the site would result in traffic generation to the A37/A35 out of the town. However, if the proposal were to replace existing movements from the bus depot additional impacts would be limited. No objection from the Highways Agency for these uses.	Negative - the site would lead to additional traffic generation through the Weymouth Avenue Corridor and would impact on the strategic road network at the junction between the A354/A35 roundabout.	Neutral – there should not be an unacceptable impact on the road network given the numbers of vehicles anticipated.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative - There are unlikely to be opportunities for employees to utilise sustainable transport to access the site at a convenient time.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of facilities that move waste up the hierarchy.

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD04 – Charminster Depot (Depot only)
		However, there could be a negative impact on quality of life of residential properties. Impacts may not be increased on current levels.		There could be some impact on quality of life for residential properties from increased vehicle numbers.
18. To enable safe access to countryside and open spaces.	Negative – a public footpath crosses the site which may need to be diverted.	No specific effect – the site is not currently used for recreational purposes.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.
Site Summary:	Although the site is well located, there are likely to be significant traffic constraints in terms of both access and capacity. The site is in the Dorset AONB and there is likely to be an adverse impact on the landscape, as well as the potential for a negative impact on the historic environment.	The site is well located, there are likely to be traffic concerns in terms of both access and capacity however the use of the site as a transfer station/depot would not result in significant numbers of cars accessing the sit. The number of HGV's would be comparable to the existing use (bus depot) therefore any additional impacts would be limited. The site is in the Dorset AONB, however as developed land it is considered that adverse impacts could be mitigated. There could be a negative impact on quality of life for residents located on the other side of the A35 but this should not be significantly greater than current impacts.	There are likely to be significant traffic constraints in terms of the road capacity due to the number of movements associated with a HRC. The site is in the Dorset AONB and there is likely to be an adverse impact on the landscape. There is also the potential for a negative impact on the setting of scheduled monuments.	The site is well located for a depot facility. The opportunity to share existing facilities with Charminster Depot would minimise impacts. There could however be some impact on groundwater and sensitive receptors.

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout	WD04 – Charminster Depot (Depot only)
Deliverability/Viability	No issues with deliverability identified	No issues with deliverability identified	The landowner is understood to be willing to consider a waste use on this site. However, the land has been deemed inappropriate for a park & ride site when considered through the emerging West Dorset, Weymouth & Portland Local Plan given its location outside the development boundary. A Waste facility is likely to have similar impacts.	No issues of deliverability identified

Site Options for a Waste Transfer Facility and Vehicle Depot for Dorchester, West Dorset (Table 2 of 2)

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a waste transfer facility would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency.			All of the site options perform favourably against this objective.
2. To maintain, conserve and enhance biodiversity	Negative – as greenfield land there could be ecological interests onsite, subject to survey.	Negative – as greenfield land there could be ecological interests onsite, subject to survey.	Neutral – greenfield land however no ecological concerns.	Previously developed land and allocated employment land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	None of the sites would impact on geodiversity.

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	All of the sites are on the Chalk Major Aquifer of Principal designation. WD03 is in Source Protection Zone 2.
5. To reduce flood risk and improve flood management.	Negative – part of the site is within FZ2 and FZ3. The site is also subject to surface water flooding.	Positive – part of the site is within FZ2 and FZ3. The site is also subject to surface water flooding. The wider area being would allow any development to avoid FZ2 and 3.	No specific effect – site is not within FZ2 or FZ3	The sites that lie outside of Flood Zone 2 or 3 perform more favourably than the site partially within Flood Zone 2/3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative – Potential for archaeological interests including earthworks of watermeadow systems. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for negative impact on the setting of Dorchester.	Negative – Potential for archaeological interests including earthworks of watermeadow systems. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for negative impact on the setting of Dorchester.	No archaeological interests on site, however potential for a negative impact on the setting of Maiden Castle.	As previously developed land, site option WD02 performs most favourably against this objective. The other options have the potential for conflict but this will be dependent on the outcome of archaeological surveys.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – the site is considered unacceptable from a landscape and visual point of view. Potential for negative impact on the setting of Dorchester.	Negative – the site is considered unacceptable from a landscape and visual point of view. Potential for negative impact on the setting of Dorchester. The wider area being considered	Negative – the site is in the Dorset AONB. There is likely to be significant landscape and visual impacts from this site.	Site option WD02 performs most favourably against this objective. There is the potential for significant landscape impacts from options WD01, WD05 and WD06. The wider area of

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
		would allow for some level of landscape mitigation.		land at Stinsford Hill would allow for some level of landscape mitigation.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There is a residential property in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There is a residential property in the immediate vicinity.	Negative – the development would not reduce impacts of noise. The site is located adjacent to an existing AD Plant.	Development on allocated employment sites is preferable.
9. To maintain, conserve and enhance soil quality.	Negative – The majority of the site is greenfield Grade 3 agricultural land.	Negative – The majority of the site is greenfield Grade 3 agricultural land.	Negative - Site is greenfield Grade 3 agricultural land.	Previously developed land performs most favourably.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities. The site has been proposed for a mixed use development although this hasn't been allocated in the emerging West Dorset Local Plan.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities. The site has been proposed for a mixed use development although this hasn't been allocated in the emerging West Dorset Local Plan.	Positive – New waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However, employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area, which will benefit the economy.

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – Potential for impact on the A35 and Stinsford roundabout which experiences peak and seasonal capacity issues.	Negative – Potential for impact on the A35 and Stinsford roundabout which experiences peak and seasonal capacity issues.	Negative – the access is unsuitable for the likely traffic generation and there would be negative impacts on terms of road capacity and safety.	Site options WD01, WD03 and WD06 are likely to have a significant adverse impact on the transport network should a waste transfer facility be developed due to access constraints and the capacity of the road network.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	None of the site options are likely to support the use of sustainable transport methods for employees given working hours. However, sites in Dorchester are located near to the main population and so there may be opportunities for walking/cycling.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life for the residential property located in the immediate vicinity.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life for the residential property located in the immediate vicinity.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The establishment of a waste transfer facility in the area will facilitate the sustainable management of waste and will reduce long distance HGV movements across the county. There would therefore be benefits on quality of life and health e.g. through diverting waste from landfill. There are potential adverse

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
				impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	None of the sites currently enable access to the countryside, except WD01 where a footpath would need to be diverted.
Site Summary:	The site is likely to result in significant adverse impacts on the water environment, landscape and historic environment. There may also be traffic issues. As part of a north Dorchester mixed use development, a HRC may be able to be integrated providing an overall benefit to the town, but without this development there are likely to be significant sustainability issues.	The site is fairly well located to serve the town. However it is likely to result in significant adverse impacts on the water environment, landscape and historic environment. However, there may be opportunities to build landscape mitigation into the proposals. There may also be adverse traffic impacts. As part of a north Dorchester mixed use development, a HRC may be able to be integrated providing an overall benefit to the town, but without this development there are likely to be significant sustainability issues.	There is the potential for significant adverse impacts on the landscape and AONB, as well as the historic environment. The site is also likely to create significant transport impacts.	
Deliverability/ Viability	Although the site is being promoted by the landowner. Site	Although the site is being promoted by the landowner.	No issues of deliverability identified	

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
	has significant deliverability issues.	Site has significant deliverability issues.		
Conclusion:	Overall site option WD02 performs most favourably, it is in a good location and is previously developed land. The site also has least impact in terms of traffic generation as a waste transfer station would replace an existing bus depot and associated traffic movements are comparable. Site option WD04 performs well for siting a depot only. All of the other sites have potentially significant sustainability issues, including impact on the landscape, historic and waste environment. The appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However employment land is considered appropriate for waste management uses.			
Proposed Site Allocation	WD02 – Old Radio Station			
Mitigation/Development Considerations	See detailed 'Development Considerations' set out in Waste Plan.			
Monitoring:	Number of applications permitted/refused on allocated sites			

Site Options for a Waste Management Centre for Dorchester, West Dorset (Table 1 of 2)

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a Waste Management Centre would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency.		
2. To maintain, conserve and enhance biodiversity	Negative – as greenfield land there could be ecological interests onsite, subject to survey.	Negative – previously developed land so ecology unlikely to present a major constraint, but potential for bats.	Negative – as greenfield land there could be ecological interests onsite, subject to survey. Ecology unlikely to present a major constraint however.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment. Within Source Protection Zone 2.
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative - Potential for archaeological interests including a probable Roman settlement. Pre-determination archaeological evaluation would be appropriate.	No specific effects – the site is previously developed and survival of below-ground archaeology is unlikely.	Negative - Potential for archaeological interests. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for impact on the setting of Scheduled Monuments in the area such as Maiden Castle and Herringston round barrows.
7. To maintain, conserve and enhance the landscape, including townscape,	Negative – the site is in the Dorset AONB. The site is considered unacceptable from a landscape and	Negative – the site is within the Dorset AONB, albeit on previously developed land.	Negative – the site is in the Dorset AONB. The site is considered unacceptable from a landscape and

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout
seascape and the coast.	visual point of view due to its setting in open countryside within the Dorset AONB.	A suitable mitigation package would need to be agreed to reduce the potential adverse landscape and visual impacts of this site.	visual point of view.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are residential properties around 120m from the site.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity.
9. To maintain, conserve and enhance soil quality.	Negative - Site is greenfield Grade 3 agricultural land.	Negative - Site is greenfield Grade 3 agricultural land but it is already developed.	Negative - Site is greenfield Grade 3 agricultural land.
11. To promote the use of alternative materials.	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – New waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Positive - new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities. Negative – potential conflict with existing businesses using the site.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities. Negative – the site is also proposed for a park and ride facility which would benefit the town.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative - the site would result in additional traffic generation to the A37/A35 corridor, which could be significant from a HRC. A new access from the A35 would not be acceptable and a new access from the A37 would be difficult.	Negative - the site would result in additional traffic generation to the A37/A35 out of the town. For a HRC there are significant capacity/safety concerns. Significant number of vehicles would have to turn across oncoming traffic to enter the site.	Negative - the site would lead to unacceptable traffic generation through the Weymouth Avenue Corridor and would impact on the SRN at the junction between the A354/A35 roundabout.

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life of residential properties.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.
18. To enable safe access to countryside and open spaces.	Negative – a public footpath crosses the site which may need to be diverted.	No specific effect – the site is not currently used for recreational purposes.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.
Site Summary:	Although the site is well located, there are likely to be significant traffic constraints in terms of both access and capacity particularly when cponsidering this sites use for a WMC. The site is in the Dorset AONB and there is likely to be an adverse impact on the landscape, as well as the potential for a negative impact on the historic environment.	The site is well located. Hovwever, there are likely to be significantly traffic constraints in terms of both access and capacity due to numbers of movements assiciaed with a WMC. The site is in the Dorset AONB, however as developed land it is considered that adverse impacts could be mitigated. There could be a negative impact on quality of life for residents located on the other side of the A35 but this should not be significantly greater than current impacts.	There are likely to be significant traffic constraints in terms of the road capacity due to the number of movements associated with a WMC. The site is in the Dorset AONB and there is likely to be an adverse impact on the landscape. There is also the potential for a negative impact on the setting of scheduled monuments.
Deliverability/Viability	No issues with deliverability	No issues with deliverability	The landowner is understood to be

Sustainability Objectives	WD01 – Land NW of Monkey Jump	WD02 – Old Radio Station	WD03 – Land south of stadium roundabout
	identified	identified	willing to consider a waste use on this site. However, the land has been deemed inappropriate for a park & ride site when considered through the emerging West Dorset, Weymouth & Portland Local Plan given its location outside the development boundary. A Waste facility is likely to have similar impacts.

Site Options for a Waste Management Centre for Dorchester, West Dorset (Table 2 of 2)

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a Household Recycling Centre would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency.			All of the site options perform favourably against this objective.
2. To maintain, conserve and enhance biodiversity	Negative – as greenfield land there could be ecological interests onsite, subject to survey.	Negative – as greenfield land there could be ecological interests onsite, subject to survey.	Neutral – greenfield land however no ecological concerns.	Previously developed land and allocated employment land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	None of the sites would impact on geodiversity.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to	All of the sites are on the Chalk Major Aquifer of Principal designation. WD03 and WD07 are in Source Protection Zone 2.

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
manage the consumption of water in a sustainable way.	development but will require a more detailed risk assessment.	constraint to development but will require a more detailed risk assessment.	development but will require a more detailed risk assessment.	
5. To reduce flood risk and improve flood management.	Negative – part of the site is within FZ2 and FZ3. The site is also subject to surface water flooding.	Positive – part of the site is within FZ2 and FZ3. The site is also subject to surface water flooding. Consideration of the wider site should enable development outside of FZ2 and 3.	No specific effect – site is not within FZ2 or FZ3	The sites that lie outside of Flood Zone 2 or 3 perform more favourably than the site partially within Flood Zone 2/3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative – Potential for archaeological interests including earthworks of watermeadow systems. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for negative impact on the setting of Dorchester.	Negative – Potential for archaeological interests including earthworks of watermeadow systems. Pre-determination archaeological assessment and evaluation would be appropriate. Potential for negative impact on the setting of Dorchester.	No archaeological interests on site, however potential for a negative impact on the setting of Maiden Castle.	As previously developed land, site option WD02 performs most favourably against this objective. The other options have the potential for conflict but this will be dependent on the outcome of archaeological surveys.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – the site is considered unacceptable from a landscape and visual point of view. Potential for negative impact on the setting of Dorchester.	Negative – the site is considered unacceptable from a landscape and visual point of view. Potential for negative impact on the setting of Dorchester. The wider area would provide opportunities to mitigate impacts to some extent.	Negative – the site is in the Dorset AONB. There is likely to be significant landscape and visual impacts from this site.	Site options WD02 performs most favourably against this objective. There is the potential for significant landscape impacts from options WD01, WD05 and WD06.
8. To protect and	Negative – the development	Negative – the	Negative – the development	Development on allocated

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
improve air quality and reduce the impacts of noise.	would not reduce impacts of noise. There is a residential property in the immediate vicinity.	development would not reduce impacts of noise. There is a residential property in the immediate vicinity.	would not reduce impacts of noise. The site is located adjacent to an existing AD Plant.	employment sites is preferable.
9. To maintain, conserve and enhance soil quality.	Negative – The majority of the site is greenfield Grade 3 agricultural land.	Negative – The majority of the site is greenfield Grade 3 agricultural land.	Negative - Site is greenfield Grade 3 agricultural land.	Previously developed land performs most favourably.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities. The site has been proposed for a mixed use development although this hasn't been allocated in the emerging West Dorset Local Plan.	Positive – new waste management facilities would contribute to a network of facilities for use by local	Positive – New waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However, employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area, which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – Potential for impact on the A35 and Stinsford roundabout which experiences peak and seasonal capacity issues.	Negative – Potential for impact on the A35 and Stinsford roundabout which experiences peak and seasonal capacity issues.	Negative – the access is unsuitable for the likely traffic generation and there would be negative impacts on terms of road capacity and safety.	Site options WD01, WD02, WD03 and WD06 are likely to have a significant adverse impact on the transport network should a WMC be developed due to the number of likely visitors and due to inappropriate

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
				accesses.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	None of the site options are likely to support the use of sustainable transport methods for employees given working hours. Sites in Dorchester are located near to the main population and so there may be opportunities for walking/cycling.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life for the residential property located in the immediate vicinity.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life for the residential property located in the immediate vicinity.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The improvement/relocation of the HRC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	None of the sites currently enable access to the countryside, except WD01 where a footpath would need to be diverted.
Site Summary:	The site is likely to result in significant adverse impacts on the water environment, landscape and historic	The site is fairly well located to serve the town. However it is likely to result in significant adverse	There is the potential for significant adverse impacts on the landscape and AONB, as well as the historic	

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
	environment. There may also be traffic issues. As part of a north Dorchester mixed use development, a HRC may be able to be integrated providing an overall benefit to the town, but without this development there are likely to be significant sustainability issues.	impacts on the water environment, landscape and historic environment. However, there may be opportunities to build landscape mitigation into the proposals. There may also be adverse traffic impacts. As part of a north Dorchester mixed use development, a WMC may be able to be integrated providing an overall benefit to the town, but without this development there are likely to be significant sustainability issues.	environment. The site is also likely to create significant transport impacts.	
Deliverability/ Viability	Although the site is being promoted by the landowner. Site has significant deliverability issues.	Although the site is being promoted by the landowner. Site has significant deliverability issues.	No issues of deliverability identified	
Conclusion:	Site options WD01, WD02, WD03 and WD06 would have significant transport impacts if used for a Waste Management Centre (including HRC) due to the numbers of visitors involved and the difficulties in creating acceptable accesses. However, site option WD02 performed most favourably when considered for a transfer facility and depot only mainly due to it being previously developed land and due to anticipated traffic being considered acceptable. All of the other sites have potentially significant sustainability issues, including impact on the landscape. In conclusion, it is unlikely that any of the sites will be suitable for a combined Waste Management Centre. Taking into account the sites assessed, it is considered that there would be less impact from siting a Household Recycling Centre separately from a transfer facility and depot.			
Proposed Site Allocation	No sites were considered appropriate for a combined Waste Management Centre.			

Sustainability Objectives	WD05 – Stinsford Hill	Wider area of land at Stinsford Hill	WD06 – Rainbarrow Farm	Summary
Mitigation/Development Considerations	None – two separate sites to be allocated (see above matrices)			
Monitoring:	Number of applications permitted/refused on allocated sites			

Site Options – Waste transfer facility and depot for Purbeck

Sustainability Objectives	PK01 – Blackhill Road, Holton Heath	PK02 – Dorset Green, Winfrith	PK03 – Binnegar Environmental Park* *NB Binnegar is assessed for other uses elsewhere in this report	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a Waste Management Centre would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency. A modern facility will enable more materials to be recycled.			All of the site options perform favourably against this objective.
2. To maintain, conserve and enhance biodiversity	Positive – no ecological interest as previously developed land and development of this land would avoid the development of other more sensitive sites.	Positive – no ecological interest as previously developed land and development of this land would avoid the development of other more sensitive sites.	Negative – site is adjacent to European heathlands. Although there are existing permissions, additional activity, movement, disturbance and noise is of concern. There may also be loss of habitat creation opportunities caused by the lack of restoration of the site.	Options PK03 and PK04 would conflict with this objective. PK01 and PK02 perform favourably.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	None of the sites would impact on geodiversity.
4. To maintain, conserve and enhance the	No specific effect	No specific effect	No specific effect	None of the sites would impact on water quality

Sustainability Objectives	PK01 – Blackhill Road, Holton Heath	PK02 – Dorset Green, Winfrith	PK03 – Binnegar Environmental Park* *NB Binnegar is assessed for other uses elsewhere in this report	Summary
quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.				
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or FZ3	No specific effect – the majority of the site is within FZ1. Although small parts of the site are within FZ2 and FZ3, these areas can be avoided.	No specific effect – site is not within FZ2 or FZ3	Sites that lie outside of Flood Zone 2 or 3 perform more favourably than the site partially within Flood Zone 2/3 (PK02), however this site will also be able to meet this objective as FZ2/3 can be avoided.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally	No specific effects	Negative - Potential for impact on the setting of nearby scheduled barrows, depending on location, which would need to be assessed.	Negative - Potential for impact on the setting of nearby scheduled barrow which would need to be assessed.	Site PK01 performs favourably against this objective. The other three site options have potential for conflict but this will be dependent on the outcome of further assessment with regards to the setting of the scheduled monuments.

Sustainability Objectives	PK01 – Blackhill Road, Holton Heath	PK02 – Dorset Green, Winfrith	PK03 – Binnegar Environmental Park* *NB Binnegar is assessed for other uses elsewhere in this report	Summary
distinctive features and their settings).				
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – site is previously developed and there are no significant landscape and/or visual concerns.	Positive – site is previously developed and there are no significant landscape and/or visual concerns.	Negative – Potential for landscape and visual impacts, unless development can be limited and include phased restoration.	Site options PK03 and PK04 perform least favourably against this objective. Options PK01 and PK02 would not have an adverse impact on the landscape and could divert development away from more sensitive areas.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. The site is on an industrial estate and there are no residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity of the site.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity of the site.	Development on allocated employment land is preferable as there tend to be less sensitive receptors in the vicinity.
9. To maintain, conserve and enhance soil quality.	Positive – site is previously developed.	Positive – site is previously developed.	Positive – site is previously developed/quarried.	Previously developed sites meet this objective.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A

Sustainability Objectives	PK01 – Blackhill Road, Holton Heath	PK02 – Dorset Green, Winfrith	PK03 – Binnegar Environmental Park* *NB Binnegar is assessed for other uses elsewhere in this report	Summary
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Neutral – Conversely the site would provide a new facility for use by local business and communities.	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Neutral – Conversely the site would provide a new facility for use by local business and communities.	Neutral –The site would provide a new facility for use by local business and communities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However, employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area, which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual	Positive - This site is well located given that the main populations the facility will serve are Wareham/Swanage and given that strategic facilities will be in the Poole area.	Negative - This site is poorly located given that the main populations the facility will serve are Wareham/Swanage and given that strategic facilities will be in the Poole area.	Negative - This site is poorly located given that the main populations the facility will serve are Wareham/Swanage and given that strategic facilities will be in the Poole area	Sites located east of Wareham are considered to be in the best location for minimising traffic movements.

Sustainability Objectives	PK01 – Blackhill Road, Holton Heath	PK02 – Dorset Green, Winfrith	PK03 – Binnegar Environmental Park* *NB Binnegar is assessed for other uses elsewhere in this report	Summary
impacts.				
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Positive – There may be opportunities for employees to utilise sustainable transport to access the site, given the presence of the railway station.	Negative - There are unlikely to be opportunities for employees to utilise sustainable transport to access the site at a convenient time.	Negative - There are unlikely to be opportunities for employees to utilise sustainable transport to access the site at a convenient time.	Site option PK01 provides the opportunity for use of sustainable transport. None of the other site options are likely to support the use of sustainable transport methods for employees given their locations and/or working hours.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. It	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The provision of a transfer facility will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill.
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	No specific effect – a public footpath runs along the eastern edge of the site. However the site is large enough to locate a waste transfer facility away from the footpath.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	None of the sites currently enable access to the countryside and so development would not affect this objective.

Sustainability Objectives	PK01 – Blackhill Road, Holton Heath	PK02 – Dorset Green, Winfrith	PK03 – Binnegar Environmental Park* *NB Binnegar is assessed for other uses elsewhere in this report	Summary
Site Summary:	The site is well located and would not give rise to any significant sustainability impacts. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses. The site also provides opportunities for use of sustainable transport.	As the site is located some way west of Wareham, it is poorly located for a transfer facility to serve Purbeck. However, there are limited other sustainability issues. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses.	As the site is located some distance west of Wareham, it is not ideally located for a transfer facility to serve Purbeck.	
Deliverability/ Viability	No issues of deliverability identified	There are no significant issues of deliverability identified	No issues of deliverability identified	
Conclusion:	The appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However, employment land is considered appropriate for waste management uses and enables development to be diverted from other more sensitive areas. Sites to the west of Wareham poorly located to serve the area that this facility is designed to serve. Site option PK01 performs most favourably as it is strategically well located, available land and presents limited sustainability issues.			
Proposed Site Allocation	PK01 – Blackhill Road, Holton Heath			
Mitigation/ Development Considerations	See detailed 'Development Considerations' set out in Waste Plan.			

Sustainability Objectives	PK01 – Blackhill Road, Holton Heath	PK02 – Dorset Green, Winfrith	PK03 – Binnegar Environmental Park* *NB Binnegar is assessed for other uses elsewhere in this report	Summary
Monitoring:	Number of applications permitted/refused on allocated sites			

Site Options – Replacement/Improvement of Wimborne Household Recycling Centre, East Dorset
(see below tables, summary contained in second table)

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of an improved or replacement HRC will assist with moving waste up the waste hierarchy as there is the potential for recycling a greater range of materials and therefore diversion of waste from landfill.					

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
2. To maintain, conserve and enhance biodiversity	Positive - there is unlikely to be ecological interest on this site. Development of this land would avoid the development of other more sensitive sites.	Negative - forestry commission site with potential biodiversity present. The site is currently used for recreational purposes and development may displace these activities onto more ecologically sensitive areas.	Negative – (Blunts Farm and land SW of Blunts Farm) forestry commission site with potential biodiversity present. The site is currently used for recreational purposes and development may displace these activities onto more ecologically sensitive areas. However, Blunts Farm is allocated so development of some sort is likely. Land SW of Blunts Farm is well used for recreational purposes therefore there would be an issue with displacement. Positive – The wider area of search includes industrial areas where ecological interest is unlikely to be present. Development of this land would avoid the	Positive – the eastern area is agricultural land and the southern area is previously developed therefore there is unlikely to be ecological interest. Development of this land would avoid the development of other more sensitive sites.	Negative – previously developed land with potential biodiversity present. The site is surrounded by European designations.	Negative – adjacent heathland with biodiversity present.

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – the site is within SPZ3 and on on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site drains into the sensitive Moors River SSSI.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint.	Negative - Uddens Water is close to the proposed site and supports protected species. This watercourse needs to be protected.
5. To reduce flood risk and improve flood management.	Negative – the site is very close to FZ2 and FZ3	No specific effect – the site is within FZ1, NE tip close to FZ2 and 3.	No specific effect – the site is within FZ1, NE tip close to FZ2 and 3.	Negative – Part of the site is within FZ2 and FZ3	No specific effect - the site is within FZ1, FZ2 and FZ3 adjacent to NE site boundary.	Negative – the majority of the site lies within FZ2 and the southern end within FZ3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic	No specific effects related to archaeology	Negative - as the site has not been previously developed there may be archaeological potential.	Negative – as some of the site has not been previously developed there may be archaeological potential. No specific effects related to	Negative - as the site has not been previously developed there may be archaeological potential.	Negative – given the previous use of the site there is potential for military and/or industrial archaeology interest.	No specific effects

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
parks and gardens and other locally distinctive features and their settings).			archaeology on the developed industrial areas.			
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites. Natural screening exists on this site.	Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites.	<u>Southern option</u> Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites. <u>Eastern option</u> Negative – the site has high landscape value.	Positive – no major landscape concerns relating to the brownfield land. Development of this land would avoid the development of other more sensitive sites. Negative – the site is in the Green Belt	Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a existing and planned residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties or other sensitive receptors in the immediate vicinity. Natural screening exists on this site.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties or other sensitive receptors in the immediate vicinity of Blunts Farm.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and other sensitive receptors including a caravan site in the immediate vicinity. The southern extension has less sensitive receptors nearby than the	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and other sensitive receptors including a camp site in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties and other sensitive receptors including a golf clubhouse and driving range in the immediate vicinity,

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
				eastern area.		
9. To maintain, conserve and enhance soil quality.	No specific effect, as the land is previously developed	Negative - As the site has not been previously developed there would be a loss of soil. However, the soil is unlikely to be of high quality.	Negative – As part of the site has not been previously developed there would be a loss of soil. However, the soil is unlikely to be of high quality. No specific effect, with regards to the land that is previously developed.	Negative - As the site has not been previously developed there would be a loss of soil.	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – an improved HRC may provide some additional job opportunities locally.	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this	Negative – Blunts Farm and the industrial land is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this	Positive – an improved HRC may provide some additional job opportunities locally.	Negative – this site is currently occupied by the Police who are looking to dispose of the buildings. Other development may make a greater contribution to economic growth. Positive – an improved HRC may

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
		facility. Positive – an improved HRC may provide some additional job opportunities locally.	be opportunities for other business in addition to this facility. Positive – an improved HRC may provide some additional job opportunities locally.	facility. Positive – an improved HRC may provide some additional job opportunities locally.		provide some additional job opportunities locally.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Positive - This site is well located to serve Wimborne, Ferndown and surrounding areas. However, there are local issues with access along Brook Road. Improvements to the site could reduce impacts if they allow for better vehicle circulation.	No specific effect - This site is well located to serve Wimborne, Ferndown and surrounding areas.	No specific effect - This site is well located to serve Wimborne, Ferndown and surrounding areas.	Negative – this site is further away from the communities served by the existing facility which would have a detrimental impact on those communities. However, a facility in this location could serve a wider catchment.	Negative – this site is further away from the communities served by the existing facility which would have a detrimental impact on those communities. However, a facility in this location could serve a wider catchment.	No specific effect - This site is well located to serve Wimborne, Ferndown and surrounding areas.
16. To support and encourage the use of	Negative - there are likely to be opportunities for employees to utilise sustainable transport	Negative - there are likely to be opportunities for employees to utilise sustainable transport	Negative - there are likely to be opportunities for employees to utilise sustainable	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport	Negative - there are likely to be opportunities for employees to utilise sustainable transport	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
sustainable transport modes, imposing no unmitigated negative impacts on them.	to access the site however this may be limited by working hours. It is unlikely that residents will use sustainable transport to access a HRC.	to access the site however this may be limited by working hours. It is unlikely that residents will use sustainable transport to access a HRC.	transport to access the site however this may be limited by working hours. It is unlikely that residents will use sustainable transport to access a HRC.	to access the site. It is unlikely that residents will use sustainable transport to access a HRC.	to access the site however this may be limited by working hours. It is unlikely that residents will use sustainable transport to access a HRC.	to access the site. It is unlikely that residents will use sustainable transport to access a HRC.
17. To sustain the health and quality of life of the population	The improvement of HRC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Given the extent of the potential extension opportunities for increased recycling may be limited. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There	The relocation of HRC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the immediate vicinity. Natural screening	The relocation of the HRC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities.	The relocation of HRC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a small number of residential properties and other sensitive receptors including a caravan site in the immediate	The relocation of HRC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a small number of residential properties and other sensitive receptors including a camp site in the immediate	The relocation of HRC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and other sensitive receptors

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
	are a limited number of residential properties in the immediate vicinity. Natural screening	exists on this site.	There are a limited number of residential properties in the immediate vicinity. Development of land SW of Blunts Farm would result in the loss of a recreational space. This would result in a negative impact on the quality of life for users.	vicinity. The southern extension has less sensitive receptors nearby than the eastern area.	vicinity.	including a golf clubhouse and driving range in the immediate vicinity,
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes.	Negative - The site is currently used for recreational purposes therefore development would result in the loss of this. However, the site is allocated employment land which means some form of development is likely to take place.	Negative – Blunts Farm and land to the SW is currently used for recreational purposes therefore development would result in the loss of this. However, Blunts Farm is allocated employment land which means some form of development is likely to take place.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	No specific effect – the site is not currently accessible to the public. Negative - the site is in the Green Belt.	No specific effect – the site is not currently used for recreational purposes.

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
			No specific effects – with regards to the industrial land.			
Site Summary	This site is well located to serve Wimborne, Ferndown and surrounding areas, however there are issues with access along Brook road. Available land is also limited which would restrict the ability to develop a up to date, modern split level facility.	This site is well located to serve Wimborne, Ferndown and surrounding areas There would be a negative impact on biodiversity and recreational use of the site. However, the site is allocated for employment use which means it is likely to be developed. There are concerns about the use of this site for a waste facility given the importance of the land for meeting the employment needs of east Dorset.	This site is well located to serve Wimborne, Ferndown and surrounding areas. The wider area of search provides flexibility to develop a HRC on previously developed land if this is available or green field land if this is considered more appropriate. Development of land SW of Blunts Farm (included within the AofS) would result in the loss of an important recreational space. This would have a significant impact on the quality of life of users and would result in	The site is further away from the existing HRC catchment which would require residents to travel greater distances compared to other options. Of the two options being considered the eastern parcel of land has a high landscape value and is closer to sensitive receptors. The southern area of land performs more favourably in terms of landscape impact and distance from sensitive receptors. Part of the site is also situated within FZ2 and 3. Landscape and flooding should however not prove	The site is further away from the existing catchment which would require residents to travel greater distances compared to other options. However this site could serve a wider catchment. The site is in the Green Belt, however the site is previously developed land.	This site is well located to serve Wimborne, Ferndown and surrounding areas. However, the site is in the Green Belt, and the majority of the site is situated within FZ2 and the southern end within FZ3 which would require the application of the sequential test. There may also be ecological constraints given adjoining land/designations.

Sustainability Objectives	ED01 – Brook Road	ED02 – Blunts Farm	WP01 Ferndown Area of Search	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters
			displacement onto more sensitive ecological sites.	significant constraints, given the size of the site it should be possible to find a suitable area of land.		
Deliverability /Viability	No issues of deliverability have been identified	Objection from the landowner	Land SW of Blunts Farm – given the lands current use there are significant constraints to development Wider Industrial Estate – There may be opportunities for a site of sufficient size for HRC/Transfer during the Plan period. Objection from the landowner	No significant issues of deliverability have been identified	Landowner unable to support waste uses	The landowner has confirmed that the site is in the process of being sold and is unavailable for waste uses.

Site Options - Replacement/Improvement of Wimborne Household Recycling Centre, East Dorset (table 2)

Sustainability Objectives	ED05 – Little Canford Depot, Hampreston	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	PO03 - Nuffield WMC	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of an improved or replacement HRC will assist with moving waste up the waste hierarchy as there is the potential for recycling a greater range of materials and therefore diversion of waste from landfill.				
2. To maintain, conserve and enhance biodiversity	Positive – limited ecological interest and development of this land would avoid the development of other more sensitive sites.	Negative – adjacent heathland with biodiversity present.	Positive – limited ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.	Previously developed land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint. Surface water drains to tributary of the River Stour.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site drains into tributary of the sensitive Moors River	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into Poole Harbour SAC.	None of the site options are likely to maintain or enhance the quality of water.
5. To reduce flood risk and improve flood management.	No specific effect - the site is within FZ1, FZ2 and FZ3 adjacent to the	No specific effect - the site is within FZ1, FZ2 adjacent to the western	No specific effect - the site is within FZ1	No specific effect – FZ2 to the NW of the site	Sites that lie outside of Flood Zone 2 or 3 perform more favourably than sites within or partially within

Sustainability Objectives	ED05 – Little Canford Depot, Hampreston	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	PO03 - Nuffield WMC	Summary
	western boundary.	boundary and FZ3 to the west.			Flood Zone 2 or 3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative – prehistoric material has been recorded close by however if the land has already been disturbed the presence of archaeological material may be limited.	Negative - as the site has not been previously developed there may be archaeological potential.	No specific effects related to below ground archaeology	No specific effect	Previously developed land performs more favourably than greenfield land, however archaeological assessment/evaluation may show no constraints.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – no major landscape concerns providing development avoids the SNCI. Development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns relating to the brownfield land. Development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	The majority of sites present no major landscape concerns. Sites outside of the Green Belt perform most favourable.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and a nursery in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a numerous residential properties and planned properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are numerous residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise, however if the development of an energy recovery facility was to replace existing activities there should be no additional impacts.	

Sustainability Objectives	ED05 – Little Canford Depot, Hampreston	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	PO03 - Nuffield WMC	Summary
				There are a limited number of residential properties and a playing field in the immediate vicinity.	
9. To maintain, conserve and enhance soil quality.	No specific effect, as the land is previously developed	Negative - As much of the site has not been previously developed there would be a loss of soil.	Negative - As much of the site has not been previously developed there would be a loss of soil.	No specific effect, as the land is previously developed	Previously developed land performs more favourably than greenfield land.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – an improved HRC may provide some additional job opportunities locally.	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. Positive – an improved HRC may provide some additional job	Positive – an improved HRC may provide some additional job opportunities locally.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. An improved HRC may provide some additional job opportunities, however these are likely to be limited as this is a replacement facility not a

Sustainability Objectives	ED05 – Little Canford Depot, Hampreston	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	PO03 - Nuffield WMC	Summary
			opportunities locally.		new facility.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	No specific effect - This site is well located to serve Wimborne, Ferndown and surrounding areas.	Negative – this site is further away from the communities served by the existing facility which would have a detrimental impact on those communities.	No specific effect - This site is well located to serve Wimborne, Ferndown and surrounding areas.	Negative – this site is further away from the communities served by the existing facility which would have a detrimental impact on those communities.	The sites situated in Wimborne and Ferndown would have no significant effect on the existing transport network. However, sites further afield would increase the distance travelled by residents accessing the facility.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours. It is unlikely that residents will use sustainable transport to access a HRC	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours. It is unlikely that residents will use sustainable transport to access a HRC	Although some sites are better than others in terms of the accessibility via sustainable transport. Even where buses/trains/cycle ways are available it is unlikely that employees will be able to utilise them due to working hours. It is unlikely that residents will use sustainable transport to access a HRC
17. To sustain the health and quality of life of the population	The relocation of HRC will facilitate the sustainable management of waste and	The relocation of HRC will facilitate the sustainable management of waste and	The relocation of HRC will facilitate the sustainable management of waste and	The relocation of HRC will facilitate the sustainable management of waste and	The improvement/relocation of HRC will facilitate the sustainable management of waste and increased

Sustainability Objectives	ED05 – Little Canford Depot, Hampreston	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	PO03 - Nuffield WMC	Summary
	increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely, there are potential adverse impacts or perceived impacts on quality of life. There are several residential properties in the immediate vicinity	increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a numerous residential properties and planned properties in the immediate vicinity	increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous residential properties in the immediate vicinity.	increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and a playing field in the immediate vicinity.	opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect, providing the SNCI is avoided – the site is not currently used for recreational purposes. Negative - the site is in the Green Belt.	No specific effect – the site is not currently used for recreational purposes.	Negative – the site is crossed by a bridleway	No specific effect – this is an existing waste site with no recreational value.	The majority of site options are either existing waste management sites or previously developed sites with little or no value. Blunts Farm is the only site which is currently used for recreational purposes however, this is an allocated employment site which means some

Sustainability Objectives	ED05 – Little Canford Depot, Hampreston	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	PO03 - Nuffield WMC	Summary
					form of development is likely to take place.
Site Summary	This site is well located to serve Wimborne, Ferndown and surrounding areas The site is in the Green Belt, however the site is previously developed land. There are also a number of sensitive receptors in the immediate vicinity.	The site is further away from the existing catchment which would require residents to travel greater distances compared to other options. Accessibility via the SRN would also be a major concern. The site is also situated close to numerous existing and planned residential properties in the immediate vicinity.	This site is well located to serve Wimborne, Ferndown and surrounding areas. No significant sustainability issues have been identified.	The use of this site, as a HRC, for residents of East Dorset would require residents to travel greater distances compared to other options. No other significant sustainability issues have been identified.	
Deliverability/ Viability	Landowner unable to support waste uses	No issues of deliverability have been identified	Landowner has confirmed that land is not available for a waste site	Site unavailable at present	
Conclusion: Replacement/Improvement of Wimborne Household Recycling Centre, East Dorset	Sites situated within Wimborne (ED01) and Ferndown (ED02, ED05 and ED06) and the wider area of search at Ferndown perform most favourably as they are well located to serve the population that use the existing facility and overall would not require residents accessing the sites to travel greater distances. Of these sites, the appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However, employment land is considered appropriate for waste management uses. Generally, the appraisal has identified few other significant sustainability issues for the sites on employment land. Development on sites outside of the Green Belt are also likely to be preferred over Green Belt sites particularly where there are alternative sites available.				

Sustainability Objectives	ED05 – Little Canford Depot, Hampreston	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	PO03 - Nuffield WMC	Summary
Proposed Site Allocation	It has not been possible to allocated a specific site to address this need. The Waste Plan contains appropriate policies which will be used to consider any application that is submitted for a HRC to replace the existing Wimborne HRC.				
Mitigation/Development Considerations	Appropriate criteria within policies should ensure no significant effects from development				
Monitoring:	Number of applications permitted/refused on unallocated sites				

Site Options – Waste Vehicle Depot/Transfer Station, East Dorset - <u>Development of a transfer station</u> <u>added November 2016</u>
(see below tables, summary contained in second table)

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of a vehicle depot/transfer station will not in itself move waste up the waste hierarchy, however having a network of facilities will support the sustainable management of waste locally.					

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
2. To maintain, conserve and enhance biodiversity	Negative - forestry commission site with potential biodiversity present. The site is currently used for recreational purposes and development may displace these activities onto more ecologically sensitive areas.	Negative – Blunts Farm and land SW has potential biodiversity present. These areas are currently used for recreational purposes and development may displace these activities onto more ecologically sensitive areas. No specific effect with regards to the industrial land within the area of search.	Positive – the eastern area is agricultural land and the southern area is previously developed therefore there is unlikely to be ecological interest. Development of this land would avoid the development of other more sensitive sites.	Negative – previously developed land with potential biodiversity present. The site is surrounded by European designations.	Positive – limited ecological interest and development of this land would avoid the development of other more sensitive sites.	Negative – adjacent heathland with biodiversity present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site drains into the sensitive Moors River SSSI.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint. Surface water drains to tributary of the River Stour.	Negative - Uddens Water is close to the proposed site and supports protected species. This watercourse needs to be protected.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
consumption of water in a sustainable way.						
5. To reduce flood risk and improve flood management.	No specific effect – the site is within FZ1, NE tip close to FZ2 and 3.	No specific effect – the site is within FZ1, NE tip close to FZ2 and 3. The wider area of search provides even greater flexibility.	Negative – Part of the site is within FZ2 and FZ3	No specific effect - the site is within FZ1, FZ2 and FZ3 adjacent to NE site boundary.	No specific effect - the site is within FZ1, FZ2 and FZ3 adjacent to the western boundary.	Negative – the majority of the site lies within FZ2 and the southern end within FZ3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative - as the site has not been previously developed there may be archaeological potential.	Negative – as part of the site (Blunts Farm and land SW) has not been previously developed there may be archaeological potential. No specific effects with regards to the industrial land within the area of search.	Negative - as the site has not been previously developed there may be archaeological potential.	Negative – given the previous use of the site there is potential for military and/or industrial archaeology interest.	Negative – prehistoric material has been recorded close by however if the land has already been disturbed the presence of archaeological material may be limited.	No specific effects
7. To maintain, conserve and enhance the landscape,	Positive – no major landscape concerns and development of this land would avoid	Positive – no major landscape concerns and development of	<u>Southern option</u> Positive – no major landscape concerns and development of	Positive – no major landscape concerns relating to the brownfield land.	Positive – no major landscape concerns providing development avoids	Positive – no major landscape concerns and development of this land would avoid

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
including townscape, seascape and the coast.	the development of other more sensitive sites. Natural screening exists on this site.	this land would avoid the development of other more sensitive sites.	this land would avoid the development of other more sensitive sites. <u>Eastern option</u> Negative – the site has high landscape value.	Development of this land would avoid the development of other more sensitive sites. Negative – the site is in the Green Belt	the SNCI. Development of this land would avoid the development of other more sensitive sites.	the development of other more sensitive sites.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties or other sensitive receptors in the immediate vicinity. Natural screening exists on this site.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties or other sensitive receptors in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and other sensitive receptors including a caravan site in the immediate vicinity. The southern extension has less sensitive receptors nearby than the eastern area.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and other sensitive receptors including a camp site in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and a nursery in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties and other sensitive receptors including a golf clubhouse and driving range in the immediate vicinity,
9. To maintain, conserve and enhance soil quality.	Negative - As the site has not been previously developed there would be a loss of soil. However, the soil is unlikely to be of high quality.	Negative - As part of the site has not been previously developed (Blunts Farm and land SW) there would be a loss of soil. However, the soil is unlikely	Negative - As the site has not been previously developed there would be a loss of soil.	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
		to be of high quality. No specific effects with regards to the industrial land within the area of search.				
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. This facility is unlikely to provide additional job opportunities.	Negative – Blunts Farm and the wider industrial estate is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. This facility is unlikely to	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. This facility is unlikely to provide additional job opportunities.	This facility is unlikely to provide additional job opportunities.	This facility is unlikely to provide additional job opportunities.	Negative – this site is currently occupied by the Police who are looking to dispose of the buildings. Other development may make a greater contribution to economic growth. This facility is unlikely to provide additional job opportunities.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
		provide additional job opportunities.				
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Positive – the provision of a waste vehicle depot/transfer station in an appropriate location will assist in minimising the impacts of waste transportation.	Positive – the provision of a waste vehicle depot/transfer station in an appropriate location will assist in minimising the impacts of waste transportation.	Negative – this site is more remote and may require waste vehicles to travel greater distances than other options	Negative – this site is more remote and may require waste vehicles to travel greater distances than other options	Positive – the provision of a waste vehicle depot/transfer station in an appropriate location will assist in minimising the impacts of waste transportation.	Positive – the provision of a waste vehicle depot/transfer station in an appropriate location will assist in minimising the impacts of waste transportation.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours.	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site, particularly given the working hours of staff employed at the facility.	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours.	.Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site, particularly given the working hours of staff employed at the facility.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site, particularly given the working hours of staff employed at the facility.
17. To sustain the health and	Negative - there are potential adverse impacts or perceived	Negative - there are potential adverse impacts	Negative - there are potential adverse impacts or perceived	Negative - there are potential adverse impacts or perceived	Negative - there are potential adverse impacts or perceived	Negative - there are potential adverse impacts or perceived

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
quality of life of the population	impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the immediate vicinity. Natural screening exists on this site.	or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the immediate vicinity.	impacts on quality of life if facilities are located close to communities. There are a small number of residential properties and other sensitive receptors including a caravan site in the immediate vicinity. The southern extension has less sensitive receptors nearby than the eastern area.	impacts on quality of life if facilities are located close to communities. There are a small number of residential properties and other sensitive receptors including a camp site in the immediate vicinity.	impacts on quality of life if facilities are located close to communities. There are a small number of residential properties and other sensitive receptors including a camp site in the immediate vicinity.	impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and other sensitive receptors including a golf clubhouse and driving range in the immediate vicinity,
18. To enable safe access to countryside and open spaces.	Negative - The site is currently used for recreational purposes therefore development would result in the loss of this. However, the site is allocated employment land which means some form of development is likely to take place.	Negative – Part of the area of search is currently used for recreational purposes (Blunts Farm and SW land) therefore development would result in the loss of this. However, Blunts Farm is allocated employment land which means some form of development is likely to take place.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	No specific effect – the site is not currently accessible to the public. Negative - the site is in the Green Belt.	No specific effect, providing the SNCI is avoided – the site is not currently used for recreational purposes. Negative - the site is in the Green Belt.	No specific effect – the site is not currently used for recreational purposes.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
		No specific effects with regards to the industrial land not currently used for recreational purposes.				
Site Summary	This site would be in an appropriate location as it is close to the existing site. There would be a negative impact on biodiversity and recreational use of the site. However, the site is allocated for employment use which means it is likely to be developed.	This site would be in an appropriate location as it is close to the existing site. With regards to Blunts Farm and the SW land in the green belt, there would be a negative impact on biodiversity and recreational use. However, Blunts Farm is allocated for employment use which means it is likely to be developed. The area of search provides greater flexibility than allocation of Blunts Farm alone.	This site is more remote and may require waste vehicles to travel greater distances than other options. Of the two options being considered the eastern parcel of land has a high landscape value and is closer to sensitive receptors. The southern area of land performs more favourably in terms of landscape impact and distance from sensitive receptors.	This site is more remote and may require waste vehicles to travel greater distances than other options. There may be a negative impact on biodiversity as the site is surrounded by European designations. The site is also in the Green Belt, however it is previously developed land.	This site would be in an appropriate location as it is close to the existing site. The site is in the Green Belt. However the site is previously developed land.	This site would be in an appropriate location as it is close to the existing site. The site is in the Green Belt. However the site is previously developed land. The majority of the site is situated within FZ2 and the southern end within FZ3 which would be a major constraint to development.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED05 – Little Canford Depot, Hampreston	ED06 - East Dorset police Headquarters
Deliverability/ Viability	Objection from the landowner	Land SW of Blunts Farm – given the lands current use there are significant constraints to development	No significant issues of deliverability have been identified	Landowner unable to support waste uses	Landowner unable to support waste uses	The landowner has confirmed that this site is in the process of being sold and is uanavaible for waste uses
		Wider Industrial Estate – There may be opportunities for a site of sufficient size for HRC/Transfer during the Plan period.				
		Blunts Farm - Objection from the landowner				

Waste Vehicle Depot/Transfer Station, East Dorset - Development of a transfer station added November 2016 (table 2)

Sustainability Objectives	ED07 – Bailie Gate Industrial Estate	ED08 – Land at Candy's Lane	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of a vehicle depot/transfer station will not in itself move waste up the waste hierarchy, however having a network of facilities will support the sustainable management of waste locally.				
2. To maintain, conserve	Positive – limited	Positive – limited	Negative – adjacent	Positive – limited	Previously developed

Sustainability Objectives	ED07 – Bailie Gate Industrial Estate	ED08 – Land at Candy's Lane	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	Summary
and enhance biodiversity	ecological interest and development of this land would avoid the development of other more sensitive sites.	ecological interest and development of this land would avoid the development of other more sensitive sites.	heathland with biodiversity present.	ecological interest and development of this land would avoid the development of other more sensitive sites.	land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – the site is near to SPZ2. The site is in a sensitive location on the Chalk Major Aquifer of Principal designation, however this may not present a constraint, development will require a detailed risk assessment. Site drains into tributary of the River Stour.	Negative – the site is part within SPZ1 and SPZ2 and particular protection of groundwater in the vicinity of the site will be needed. Site is close to a drain leading to the River Stour.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint. The site is on a minor aquifer, however this is unlikely to present a major constraint to development	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site drains into tributary of the sensitive Moors River	None of the site options are likely to maintain or enhance the quality of water.
5. To reduce flood risk and improve flood management.	No specific effect – the site is within FZ1, NE corner of the proposed extension is close to FZ2.	No specific effect – the site is within FZ1. FZ2 and FZ3 are 20m from northern boundary.	No specific effect - the site is within FZ1, FZ2 adjacent to the western boundary and FZ3 to the west.	No specific effect - the site is within FZ1	Sites that lie outside of Flood Zone 2 or 3 perform more favourably than sites within or partially within Flood Zone 2 or 3.
6. To maintain, conserve and enhance the historic environment (including	Negative - as the site has not been previously	No specific effects if development takes place within this	Negative - as the site has not been previously	No specific effects related to below	Previously developed land performs more favourably than

Sustainability Objectives	ED07 – Bailie Gate Industrial Estate	ED08 – Land at Candy's Lane	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	Summary
archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	developed there may be archaeological potential.	former quarry.	developed there may be archaeological potential.	ground archaeology	greenfield land, however archaeological assessment/evaluation may show no constraints.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns relating to the brownfield land. The site is in the Green Belt	Positive – no major landscape concerns relating to the brownfield land. Development of this land would avoid the development of other more sensitive sites. The site is in the Green Belt	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	The majority of sites present no major landscape concerns. Sites outside of the Green Belt perform most favourable.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties in vicinity and other sensitive receptors including a gold course and trout farm.	Negative – the development would not reduce impacts of noise. There are numerous residential properties in vicinity and other sensitive receptors including a caravan park.	Negative – the development would not reduce impacts of noise. There are a numerous residential properties and planned properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are numerous residential properties in the immediate vicinity.	None of the sites would help to reduce noise. Development on industrial estates or adjoining existing waste facilities is preferable to other areas as there tend to be less sensitive receptors in the vicinity.
9. To maintain, conserve and enhance soil quality.	There would be no specific effect with regards to the previously	No specific effect, as the land is a former quarry.	Negative - As much of the site has not been previously developed there	Negative - As much of the site has not been previously developed there	Previously developed land performs more favourably than greenfield land.

Sustainability Objectives	ED07 – Bailie Gate Industrial Estate	ED08 – Land at Candy's Lane	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	Summary
	developed land.		would be a loss of soil.	would be a loss of soil.	
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. This facility is unlikely to provide additional job opportunities.	This facility is unlikely to provide additional job opportunities.	This facility is unlikely to provide additional job opportunities.	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. This facility is unlikely to provide additional job opportunities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. The development of a waste vehicle depot is unlikely to provide job opportunities.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects

Sustainability Objectives	ED07 – Bailie Gate Industrial Estate	ED08 – Land at Candy's Lane	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	Summary
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Positive – the provision of a waste vehicle depot/transfer station in an appropriate location will assist in minimising the impacts of waste transportation. Negative – access to this site is via a residential area.	Positive – the provision of a waste vehicle depot/transfer station in an appropriate location will assist in minimising the impacts of waste transportation. Negative – there are likely to be accessibility issues with a site in this location	Negative – this site is more remote and may require waste vehicles to travel greater distances than other options	Positive – the provision of a waste vehicle depot/transfer station in an appropriate location will assist in minimising the impacts of waste transportation.	The provision of a vehicle depot/transfer station in an appropriate location will contribute to the network of facilities in the Plan area. Sites between Sturminster Marshal and Ferndown perform best given the proximity of the A31 and the location of the waste arisings and final destination of waste.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site, particularly given the working hours of staff employed at the facility.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site, particularly given the working hours of staff employed at the facility.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site, particularly given the working hours of staff employed at the facility.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site, particularly given the working hours of staff employed at the facility.	Opportunities for the use of sustainable transport are very limited given the working hours of staff at depot/transfer facilities.
17. To sustain the health and quality of life of the population	Negative - there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number	Negative - there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous	Negative - there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a numerous	Negative - there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There	There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas

Sustainability Objectives	ED07 – Bailie Gate Industrial Estate	ED08 – Land at Candy's Lane	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	Summary
	of residential properties in the immediate vicinity, however access to the industrial estate passes a large number of residential properties.	residential properties in the immediate vicinity.	residential properties and planned properties in the immediate vicinity	are numerous residential properties in the immediate vicinity.	therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place	No specific effect – the site is not currently used for recreational purposes. Negative - the site is in the Green Belt.	No specific effect – the site is not currently used for recreational purposes. Negative - the site is in the Green Belt.	Negative – the site is crossed by a bridleway The site is allocated employment land which means some form of development is likely to take place	The majority of site options are either existing waste management sites or previously developed sites with little or no value. Blunts Farm is the only site which is currently used for recreational purposes however, this is an allocated employment site which means some form of development is likely to take place.
Site Summary	Although this site is not in the immediate vicinity of the existing facility it would still be an appropriate location for a waste vehicle depot. This site may however cause negative impacts for	Although this site is not in the immediate vicinity of the existing facility it would still be an appropriate location for a depot and is close to the A31. The site is in the Green Belt which	This site is more remote and may require waste vehicles to travel greater distances than other options Accessibility via the SRN would also be a major concern. The site is also	This site would be in an appropriate location as it is close to the existing site. This site has not been taken forward because it will not be released for waste use within the	

Sustainability Objectives	ED07 – Bailie Gate Industrial Estate	ED08 – Land at Candy's Lane	ED09 – Land at St Leonards Farm	ED10 – Cobham Gate	Summary
	residents living in the residential area between the industrial estate and the A350.	could be a constraint particularly if there are other suitable sites outside of the Green Belt. There are also accessibility difficulties on this site.	situated close to numerous existing and planned residential properties in the immediate vicinity and is in the Green Belt.	term of the current option of 12 years.	
Deliverability/Viability	There are significant advantages of having a combined HRC/Depot/Transfer which are not available on this site.	No issues of deliverability have been identified	No issues of deliverability have been identified	Landowner has confirmed that land is not available for a waste site	
Conclusion:	The provision of a vehicle depot and/or transfer station in an appropriate location will contribute to the network of facilities in the Plan area. Sites in Ferndown perform best given their proximity to the existing facility however other sites between Sturminster Marshall and Ferndown are also appropriately located in relation to the A31 and the final destination of waste. The appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However, employment land is considered appropriate for waste management uses. Development on sites outside of the Green Belt are also likely to be preferred over Green Belt sites particularly where there are alternative sites available.				
Proposed Site Allocation	It has not been possible to allocated a specific site to address the need for a waste vehicle depot Land at Woolsbridge Industrial Estate is allocated for waste transfer.				
Mitigation	To reduce some of the impacts of development at Woolsbridge including landscape only the southern parcel of land is allocated. See detailed 'Development Considerations' set out in Waste Plan.				
Monitoring:	Number of applications permitted/refused on unallocated sites				

Site Options – Replacement of Shaftesbury Household Recycling Centre, North Dorset

Sustainability Objectives	ND06 – Land north of Wincombe Business Park	ND07– Brickfields Business Park	ND08 – Enmore Green	ND10 – Land south of the A30	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	Positive - The provision of a site for a Waste Management Centre would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-sufficiency. A modern facility will enable more materials to be recycled.				All of the site options perform favourably against this objective.
2. To maintain, conserve and enhance biodiversity	Negative – as greenfield land there could be ecological interests onsite, however ecology is unlikely to present a major constraint.	Negative – as greenfield land there could be ecological interests onsite, however ecology is unlikely to present a major constraint. As the site is allocated as employment land, it is likely to be developed for some use.	Negative – as greenfield land there could be ecological interests onsite. In particular, the hedges and hedgerow trees are likely to support significant ecological interest in particular for Dormice and Bats.	Negative – as greenfield land there could be ecological interests onsite particularly in the mature hedgerows. Potential for badger populations.	Previously developed land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	None of the sites would impact on geodiversity.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – This site is on a minor aquifer of Secondary or Unproductive designation however this is unlikely to be an issue.	Negative - This site is on a minor aquifer of Secondary or Unproductive designation however this is unlikely to be an issue.	Negative - The site is situated in Source Protection Zone 3 for a number of abstractions. This is unlikely to be an issue.	Options ND07, ND08 and ND10 are unlikely to conflict with this objective. Option ND06 requires further assessment.

Sustainability Objectives	ND06 – Land north of Wincombe Business Park	ND07– Brickfields Business Park	ND08 – Enmore Green	ND10 – Land south of the A30	Summary
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or FZ3	No specific effect – the majority of the site is within FZ1. Although small parts of the site are within FZ2, these areas can be avoided.	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	Sites that lie outside of Flood Zone 2 or 3 perform more favourably than the site partially within Flood Zone 2 (ND07), however this site will also be able to meet this objective as FZ2 can be avoided.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	No specific effects	Negative - Potential for archaeological interests.	Negative - Potential for archaeological interests. Shaftesbury Conservation Area lies immediately to the south of the site.	Negative - Potential for archaeological interests.	Site option ND06 performs favourably against this objective; site options ND07 and ND10 have potential for conflict but this will be dependent on the outcome of archaeological surveys. Site option ND08 performs least favourably.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – The site is in proximity to the Cranborne Chase and West Wiltshire Downs AONB and there are open views to the north and north east of the site providing a clear inter-visibility with the AONB.	Negative – Potential for adverse landscape and visual impacts. However the site is allocated as employment land and will be developed for some use, and development as part	Negative – Potential for significant landscape and visual impacts. It is considered that there are no mitigation opportunities.	Negative – Potential for adverse landscape and visual impacts, however there may be options for this site to be brought forward if a landscape scheme can be agreed and in particular on site	Site option ND08 performs least favourably against this objective. All the other options have the potential to conflict with this objective but this may be resolved through appropriate mitigation.

Sustainability Objectives	ND06 – Land north of Wincombe Business Park	ND07– Brickfields Business Park	ND08 – Enmore Green	ND10 – Land south of the A30	Summary
	Potential for adverse landscape and visual impacts; there would be a need for structural planting to the north of the site to mitigate any impacts.	of the South Gillingham strategic site allocation development may enable a comprehensive approach to the design of this site.		access off the A30. Additionally, the site is allocated as employment land and will be developed for some use.	
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise, however there should be no additional impacts. The nearest residential properties are around 150m to the west of the site, however there are industrial units in between.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity of the site.	Negative – the development would not reduce impacts of noise. There are a number of residential properties within close proximity of the site.	Negative – the development would not reduce impacts of noise. There are some residential properties and a traveller site within close proximity of the site.	Development on allocated employment land is preferable as there tend to be less sensitive receptors in the vicinity.
9. To maintain, conserve and enhance soil quality.	Negative - Site is greenfield Grade 3 agricultural land.	Negative - Site is greenfield, partially Grade 3 and partially Grade 4 agricultural land but as it is allocated as employment land it will be developed in any case.	Negative - Site is greenfield, mainly Grade 4 agricultural land. The northern part is Grade 3, however a HRC would be most likely located in the eastern part of the site.	Negative - Site is greenfield Grade 2 agricultural land, but as it is allocated as employment land it will be developed in any case.	Sites of Grade 3 or above conflict with this objective, however two of the sites are allocated as employment land in any case.
11. To promote the use of	N/A	N/A	N/A	N/A	N/A

Sustainability Objectives	ND06 – Land north of Wincombe Business Park	ND07– Brickfields Business Park	ND08 – Enmore Green	ND10 – Land south of the A30	Summary
alternative materials.					
13. To encourage sustainable economic growth	Neutral – this would be an enhancement of the existing facility and would provide a continued facility for use by local business and communities.	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Neutral – Conversely as a replacement HRC for the facility in Shaftesbury, it would provide a continued facility for use by local business and communities.	Neutral – this would be a replacement HRC for the facility in Shaftesbury and so it would provide a continued facility for use by local business and communities.	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Neutral – Conversely as a replacement HRC for the facility in Shaftesbury, it would provide a continued facility for use by local business and communities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However, employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area, which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Positive - This site is well located given that the main populations the facility will serve are Shaftesbury and Gillingham.	Positive - This site is well located given that the main populations the facility will serve are Shaftesbury and Gillingham.	Positive - This site is well located given that the main populations the facility will serve are Shaftesbury and Gillingham.	Negative – The site is located to the south east of Shaftesbury. Given that the facility will serve Gillingham as well as Shaftesbury this is not the best location.	Sites that are located in the north western part of Shaftesbury or the southern part of Gillingham perform most favourably.

Sustainability Objectives	ND06 – Land north of Wincombe Business Park	ND07– Brickfields Business Park	ND08 – Enmore Green	ND10 – Land south of the A30	Summary
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – There may be opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative – There are likely to be opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Negative - There are unlikely to be opportunities for employees to utilise sustainable transport to access the site at a convenient time.	Negative – There may be opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	None of the site options are likely to support the use of sustainable transport methods for employees given working hours. However, sites located in the towns, near to the main population, may provide opportunities for walking/cycling.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. It would enable the provision of a modern facility, giving safer access to members of the public.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. It would enable the provision of a modern facility, giving safer access to members of the public.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. It would enable the provision of a modern facility, giving safer access to members of the public. However, there are a number of residential properties in the vicinity.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. It would enable the provision of a modern facility, giving safer access to members of the public. However, there are a number of residential properties in the vicinity.	The improvement/relocation of the WMC will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health e.g. through diverting waste from landfill. There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.

Sustainability Objectives	ND06 – Land north of Wincombe Business Park	ND07– Brickfields Business Park	ND08 – Enmore Green	ND10 – Land south of the A30	Summary
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	No specific effect – a public footpath runs through the eastern part of the site. However, the site is large enough to locate a HRC away from the footpath.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	No specific effect – the site is not currently used for recreational purposes and is not accessible to the public.	None of the sites currently enable access to the countryside and so development would not affect this objective.
Site Summary:	The site is well located. There is the potential for adverse impacts on the AONB and agricultural land. Although it is a greenfield site, there would be limited other sustainability impacts.	The site is well located. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses. There is the potential for adverse landscape impacts.	The site is well located, however there is the potential for significant adverse impacts on the landscape. There is also the potential for adverse impacts on nearby residential properties and the historic environment. This is a greenfelid site, development of allocated employment land would be preferable.	As the site is south-east of Shaftesbury, people travelling from Gillingham would have to drive through the town to access the site. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses. There is the potential for adverse landscape impacts and impacts on residential properties.	
Deliverability/ Viability	No issues of deliverability have been identified	No issues of deliverability have been identified	No issues of deliverability have been identified	Site unavailable for waste development	

Sustainability Objectives	ND06 – Land north of Wincombe Business Park	ND07– Brickfields Business Park	ND08 – Enmore Green	ND10 – Land south of the A30	Summary
Conclusion:	The appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However, employment land is considered appropriate for waste management uses and enables development to be diverted from other more sensitive areas. Site options ND06 and ND07 are both well located. Although there is the potential for impact on the landscape, there are mitigation opportunities for both sites, particularly ND07 which is large area of land allocated for employment uses.				
Proposed Site Allocation	ND07 – Brickfields Business Park				
Mitigation/ Development Considerations	See detailed 'Development Considerations' set out in Waste Plan.				
Monitoring:	Number of applications permitted/refused on allocated sites				

Site Options – Management of Bulky Waste
(see below three tables, summary contained in third table)

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of a site for the management of bulky waste would assist with moving waste up the waste hierarchy and help to achieve self sufficiency.					

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
2. To maintain, conserve and enhance biodiversity	Negative - forestry commission site with potential biodiversity present. The site is currently used for recreational purposes and development may displace these activities onto more ecologically sensitive areas.	Negative - forestry commission land (Blunts Farm and land SW) with potential biodiversity present and used for recreational purpose. Development may displace these activities onto more ecologically sensitive areas. The wider area of industrial land would avoid development in more sensitive area.	Positive – the eastern area is agricultural land and the southern area is previously developed therefore there is unlikely to be ecological interest. Development of this land would avoid the development of other more sensitive sites.	Negative – previously developed land with potential biodiversity present. The site is surrounded by European designations.	Negative – adjacent heathland with biodiversity present.	Negative – adjacent heathland with biodiversity present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site drains into the sensitive Moors River SSSI.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint.	Negative - Uddens Water is close to the proposed site and supports protected species. This watercourse needs to be protected.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint.

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
water in a sustainable way.						
5. To reduce flood risk and improve flood management.	No specific effect – the site is within FZ1, NE tip close to FZ2 and 3.	No specific effect – the site is within FZ1, NE tip close to FZ2 and 3. The wider area of search provides even greater flexibility.	Negative – Part of the site is within FZ2 and FZ3	No specific effect - the site is within FZ1, FZ2 and FZ3 adjacent to NE site boundary.	Negative – the majority of the site lies within FZ2 and the southern end within FZ3.	No specific effect - the site is within FZ1, FZ2 adjacent to the western boundary and FZ3 to the west.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative - as the site has not been previously developed there may be archaeological potential.	Negative – Blunts Farm and the green belt land SW has not been previously developed there may be archaeological potential. No specific effect with regards to the wider area of search	Negative - as the site has not been previously developed there may be archaeological potential.	Negative – given the previous use of the site there is potential for military and/or industrial archaeology interest.	No specific effects	Negative - as the site has not been previously developed there may be archaeological potential.
7. To maintain, conserve and enhance the landscape, including	Positive – no major landscape concerns and development of this land would avoid the development of	Positive – no major landscape concerns and development of this land would avoid the development of	<u>Southern option</u> Positive – no major landscape concerns and development of this land would avoid the	Positive – no major landscape concerns relating to the brownfield land. Development of this land would avoid	Positive – no major landscape concerns and development of this land would avoid the development of	Positive – no major landscape concerns relating to the brownfield land. Development of this land would avoid the

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
townscape, seascape and the coast.	other more sensitive sites. Natural screening exists on this site.	other more sensitive sites.	development of other more sensitive sites. <u>Eastern option</u> Negative – the site has high landscape value.	the development of other more sensitive sites. Negative – the site is in the Green Belt	other more sensitive sites.	development of other more sensitive sites.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties or other sensitive receptors in the immediate vicinity. Natural screening exists on this site.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties or other sensitive receptors in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and other sensitive receptors including a caravan site in the immediate vicinity. The southern extension has less sensitive receptors nearby than the eastern area.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and other sensitive receptors including a camp site in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties and other sensitive receptors including a golf clubhouse and driving range in the immediate vicinity,	Negative – the development would not reduce impacts of noise. There are a numerous residential properties and planned properties in the immediate vicinity.
9. To maintain, conserve and enhance soil quality.	Negative - As the site has not been previously developed there would be a loss of soil. However, the soil is unlikely to be of high quality.	Negative – Part of the area of search site has not been previously developed (Green Belt and land SW) there would be a loss of soil. However, the soil is	Negative - As the site has not been previously developed there would be a loss of soil.	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed	Negative - As much of the site has not been previously developed there would be a loss of soil.

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
		unlikely to be of high quality. No specific effect with regards to the wider industrial land within the area of search.				
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. Positive – Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by	Negative – Much of the area of search is allocated employment land (Blunts Farm and the wider industrial estate). Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. Positive – Conversely new waste management	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this facility. Positive – Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Negative – this site is currently occupied by the Police who are looking to dispose of the buildings. Other development may make a greater contribution to economic growth. Positive – Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
	local business and communities.	facilities provide job opportunities locally and a network of facilities for use by local business and communities.	local business and communities.			
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	This site is strategically well located.	This site is strategically well located.	Negative - Compared to other options this site is further from where the majority of the waste with originate. Therefore waste will have to travel greater distances.	Negative - Compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances.	This site is strategically well located.	Negative - Compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances. This site would also result in a negative impact on the SRN.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
them.						
17. To sustain the health and quality of life of the population	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the immediate vicinity. Natural screening exists on this site.	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the immediate vicinity. Natural screening exists on much of the Blunts Farm site. A bulky waste facility would be accommodated well within the	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a small number of residential properties and other sensitive receptors including a caravan site in the immediate vicinity. The southern extension has less sensitive receptors nearby than the eastern area.	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a small number of residential properties and other sensitive receptors including a camp site in the immediate vicinity.	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and other sensitive receptors including a golf clubhouse and driving range in the immediate vicinity,	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a numerous residential properties and planned properties in the immediate vicinity

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
		existing industrial estate if land of sufficient size becomes available.				
18. To enable safe access to countryside and open spaces.	Negative - The site is currently used for recreational purposes therefore development would result in the loss of this. However, the site is allocated employment land which means some form of development is likely to take place.	Negative – Part of the area of search is currently used for recreational purposes (Blunts Farm and the land SW) therefore development would result in the loss of this. However, Blunts Farm is allocated employment land which means some form of development is likely to take place. No specific effects with regards to the wider industrial land within the area of search.	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	Positive – the site is not currently accessible to the public. Negative - the site is in the Green Belt.	No specific effect – the site is not currently used for recreational purposes.	No specific effect – the site is not currently used for recreational purposes.

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
Site Summary	The site is strategically well located. There would be a negative impact on biodiversity and recreational use of the site. However, the site is allocated for employment use which means it is likely to be developed.	The site is strategically well located. With regards to **Blunts Farm**, there would be a negative impact on biodiversity and recreational use of the site. However, the site is allocated for employment use which means it is likely to be developed. This site is well located to serve Wimborne, Ferndown and surrounding areas. The wider area of search including **Ferndown and Uddens Industrial Estate** provides flexibility to develop a HRC on previously developed land if this is available or green field land if this is considered more appropriate.	The site is in a poor location which would result in waste traveling greater distances compared to other options. However, there would be less movements associated with bulky waste. Of the two options being considered the eastern parcel of land has a high landscape value and is closer to sensitive receptors. The southern area of land performs more favourably in terms of landscape impact and distance from sensitive receptors.	The site is further away from the existing catchment which would require residents to travel greater distances compared to other options. However, this site could serve a wider catchment. The site is in the Green Belt, however part of the site is previously developed land.	This site is well located to serve Wimborne, Ferndown and surrounding areas. However, the site is in the Green Belt and the majority of the site is situated within FZ2 and the southern end within FZ3 which would require the application of the sequential test. There may also be ecological constraints given adjoining land/designations.	The site is further away from the existing catchment which would require residents to travel greater distances compared to other options. Accessibility via the SRN would also be a major concern. The site is also situated close to numerous existing and planned residential properties in the immediate vicinity.

Sustainability Objectives	ED02 – Blunts Farm	WP01 Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
		Development of **land SW of Blunts Farm** (included within the AofS) would result in the loss of an important recreational space. This would have a significant impact on the quality of life of users and would result in displacement onto more sensitive ecological sites				
Deliverability/ Viability	The landowner and district council have objected to waste development on thus site	Blunts Farm – Objection from the landowner/district council Wider Industrial Estate – There may be opportunities for a site of sufficient size for HRC/Transfer/bulky waste Land SW of Blunts Farm – given the lands current use there are significant constraints to development	No significant issues of deliverability have been identified, however the site is not being actively progressed by a waste company so certainty of deliverability is less than other options.	Landowner unable to support waste uses	The landowner has confirmed that the site is in the process of being sold and is unavailable for waste uses.	No issues of deliverability have been identified

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road also WP03 Mannings Heath Ind Estate	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of a site for the management of bulky waste would assist with moving waste up the waste hierarchy and help to achieve self-sufficiency.				
2. To maintain, conserve and enhance biodiversity	Positive – limited ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive - Any development within the existing footprint is unlikely to have a negative impact and would avoid the development of other more sensitive sites. The B4 lagoon area is adjacent to a SSSI however this is unlikely to present a major constraint.	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site drains into tributary of the sensitive Moors River	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into Poole Harbour SAC.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site boarders SSSI/SAC/SPA and is close to small	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into Poole Harbour SAC.	Awaiting comments from the EA

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road also WP03 Mannings Heath Ind Estate	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
consumption of water in a sustainable way.			watercourse leading to River Stour		
5. To reduce flood risk and improve flood management.	No specific effect - the site is within FZ1	No specific effect – no FZ2 or FZ3 within the vicinity	No specific effect	No specific effect – FZ2 to the NW of the site	No specific effect – no FZ2 or FZ3 within the vicinity
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	No specific effects related to below ground archaeology	No specific effect	No specific effects on restored previously developed land. Negative – land to the east has not been previously developed and there may be archaeological potential.	No specific effect	No specific effect
7. To maintain, conserve and enhance the landscape, including townscape, seascape and	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road also WP03 Mannings Heath Ind Estate	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
the coast.					
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are numerous residential properties in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties and other sensitive receptors including Tower Park entertainment complex and Tesco in the immediate vicinity.	No specific effects – although the development would not reduce impacts of noise, there are no residential properties or other sensitive receptors in the immediate vicinity.	Negative – the development would not reduce impacts of noise, however if the development of a bulky waste management facility was to replace existing activities there should be no additional impacts. There are a limited number of residential properties and a playing field in the immediate vicinity.	Negative – the development would not reduce impacts of noise, however if the development of a bulky waste management facility was to replace existing activities there should be no additional impacts. There are numerous residential properties in the immediate vicinity.
9. To maintain, conserve and enhance soil quality.	Negative - As much of the site has not been previously developed there would be a loss of soil.	No specific effect, as the land is previously developed	Negative – For the existing footprint and B4 lagoon area there would be no specific effect	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to	Negative – this site is allocated employment land. Other development may make a greater contribution to	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities provide job opportunities locally and a network of facilities for use by

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road also WP03 Mannings Heath Ind Estate	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
	economic growth. Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	economic growth. However, there is already permission for a waste management facility. Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.			local business and communities.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	This site is strategically well located.	This site is strategically well located.	This site is strategically well located.	This site is strategically well located.	This site is strategically well located.
16. To support and encourage the use of sustainable	Negative - there are likely to be opportunities for employees to utilise sustainable transport to	Negative - there are likely to be opportunities for employees to utilise sustainable transport to	Negative - there are likely to be opportunities for employees to utilise sustainable transport to	Negative - there are likely to be opportunities for employees to utilise sustainable transport to	Negative - there are likely to be opportunities for employees to utilise sustainable transport to

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road also WP03 Mannings Heath Ind Estate	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
transport modes, imposing no unmitigated negative impacts on them.	access the site however this may be limited by working hours	access the site however this may be limited by working hours	access the site however this may be limited by working hours	access the site however this may be limited by working hours	access the site however this may be limited by working hours
17. To sustain the health and quality of life of the population	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous residential properties in the immediate vicinity.	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and other sensitive receptors including Tower Park entertainment complex and Tesco in the	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are no residential properties or other sensitive receptors in the immediate vicinity.	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and a playing field in the immediate vicinity.	The development of a bulky waste management facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous residential properties in the immediate vicinity.

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road also WP03 Mannings Heath Ind Estate	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
		immediate vicinity.			
18. To enable safe access to countryside and open spaces.	Negative – the site is crossed by a bridleway	No specific effect – this site is previously developed land with no recreational value.	No specific effect – the existing site and B4 lagoon area is previously developed land with no recreational value.	No specific effect – this is an existing waste site with no recreational value.	No specific effect – this is an existing waste site with no recreational value.
Conclusion	The site is strategically well located no significant sustainability issues have been identified.	The site is strategically well located; no significant sustainability issues have been identified.	The site is strategically well located and there are complementary waste activities already taking place on the site. There may be cumulative impacts from additional waste uses.	For bulky waste transfer/treatment as a replacement to existing waste management facilities would give rise to few sustainability issues. The site is also strategically well located.	The site is strategically well located; no significant sustainability issues have been identified.
Deliverability/ Viability	Landowner has confirmed that land is not available for a waste site	No issues of deliverability have been identified	No issues of deliverability have been identified	Site unavailable at present	No issues of deliverability have been identified

Site Options – Management of Bulky Waste (table 3 including overall summary)

Sustainability Objectives	**BO02 Castle Lane East**	**BO01 – Kinson STW**	**CB01 – Hurn MRF**	**ND01 – Holland Way**	**PK03 – Binnegar Environmental Park**	**Summary**
1. To move waste management up the waste hierarchy and promote net self	The provision of a site for the management of bulky waste would assist with moving waste up the waste hierarchy and help to achieve self-sufficiency.					

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
sufficiency						
2. To maintain, conserve and enhance biodiversity	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive - Any development within the existing footprint of the STW is unlikely to have a negative impact and would avoid the development of other more sensitive sites. There is an SNCI and LNR adjacent to the site however these are unlikely to present a major constraint.	Positive - Any development within the existing footprint of the MRF is unlikely to have a negative impact and would avoid the development of other more sensitive sites. There is an SSSI adjacent to the site however these are unlikely to present a major constraint.	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.	Negative – adjacent heathland with biodiversity present. The loss of habitat creation opportunities caused by an additional permanent facility.	Previously developed land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect	None of the site would impact on geodiversity
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Surface water drains to tributary of River Stour upstream of Longham.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development.	Negative – this site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. This may not present a constraint to development but will require a more detailed risk assessment.		None of the site options are likely to maintain or enhance the quality of water.

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
way.						
5. To reduce flood risk and improve flood management .	Negative – boundary of site along FZ2/FZ3	Negative – small part of the exiting site is within FZ2/FZ3, however site being considered is outside of FZ2/FZ3.	Negative – much of the site is within FZ2/FZ3.	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	Sites that lie outside of Flood Zone 2 or 3 perform more favourably than sites within or partially within Flood Zone 2 or 3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative - as the site has not been previously developed there may be archaeological potential.	No specific effect, as the land is previously developed	No specific effect	No specific effect	No specific effect if development is within the existing quarry. However, there may be an impact on the setting of a SAM in the vicinity.	Previously developed land performs more favourably than greenfield land, however archaeological assessment/evaluation may show no constraints.
7. To maintain, conserve and enhance the landscape, including townscape, seascape	Positive – no major landscape concerns development of this land would avoid the development of other more	Positive – no major landscape concerns development of this land would avoid the development of other more	Positive – no major landscape concerns development of this land would avoid the development of other more	Positive – no major landscape concerns development of this land would avoid the development of other more	Negative – there are likely to be negative impact on the landscape from any permanent development in this area.	The majority of the sites present no major landscape concerns. Sites outside of the Green Belt perform most favourable.

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
and the coast.	sensitive sites.	sensitive sites. Negative – the site is in the Green Belt	sensitive sites.	sensitive sites.		
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a numerous residential properties and other sensitive receptors including a hotel, nursing home and hospital in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are numerous residential properties and a nursery in the immediate vicinity.	Negative – the development would not reduce impacts of noise, however if the development of a bulky waste management facility was to replace existing activities there should be no additional impacts. There are a limited number of residential properties and a sports club in the immediate vicinity.	Negative – the development would not reduce impacts of noise, however if the development of a bulky waste management facility was to replace existing activities there should be no additional impacts. There are numerous residential properties nearby, however there are industrial units in between.	Negative – the development would not reduce impacts of noise, however if the development of a bulky waste management facility was to replace existing activities there should be no additional impacts. There are very few properties within the immediate vicinity.	Where bulky waste management replaces another waste activity noise levels are unlikely to be increased therefore these sites perform most favourably. Development on industrial estates or adjoining existing waste facilities is preferable to other areas as there tend to be less sensitive receptors in the vicinity.
9. To maintain, conserve and enhance soil quality.	Negative - As the site has not been previously developed there would be a loss of soil.	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed	Previously developed land performs more favourably than greenfield land.
11. To promote the use of alternative	N/A	N/A	N/A	N/A	N/A	N/A

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
materials.						
13. To encourage sustainable economic growth	Negative – this site is allocated employment land and is considered a key employment site in the borough. The use of a large proportion of the site for bulky waste/treatment would be likely to result in significantly reduced employment potential in comparison to the allocated uses. Positive – Conversely new waste management facilities provide some job opportunities locally and a network of facilities for use by local business and communities.	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects	No specific effects

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances. The road network to this site is particularly congested.	Negative – compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances.	Negative – compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances. The road network to this site is particularly congested.	Negative – this site is outside the search area for the treatment of bulky waste. However, as a transfer facility this site could provide advantages.	Negative – this site is outside the search area for the treatment of bulky waste. However, as a transfer facility this site could provide advantages.	A bulky waste facility would serve a strategic need and therefore would be best located in south east Dorset with good road connections. Sites in Poole and the Ferndown area are generally best located.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Positive – there are likely to be opportunities for employees to utilise sustainable transport to access the site given its proximity to housing.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Opportunities for the use of sustainable transport may be limited given the working hours of waste management facilities. However, sites on industrial estates and sites closer to centres of populations tend to perform more favourably due to access to bus or trains and the ability for employees to walk or cycle to work.
17. To sustain the health and quality of life of the	The development of a bulky waste management	The development of a bulky waste management	The development of a bulky waste management	The development of a bulky waste management	The development of a bulky waste management	The development of a bulky waste management facility

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
population	facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a numerous residential properties and other sensitive receptors including a hotel, nurses home and hospital in the immediate vicinity.	facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous residential properties and a nursery in the immediate vicinity.	facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and a sports club in the immediate vicinity.	facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous residential properties nearby, however there are industrial units in between.	facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill	will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes. The site is allocated	No specific effect – this is an existing STW with no recreational value.	No specific effect – this is an existing waste site with no recreational value.	No specific effect – this is an existing waste site with no recreational value.	No specific effect – this is an existing minerals and waste site with no recreational value	The majority of site options are either existing waste management sites or previously developed sites with

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
	employment land which means some form of development is likely to take place					little or no value. Blunts Farm is the only site which is currently used for recreational purposes however, this is an allocated employment site which means some form of development is likely to take place.
Site Summary	The site is in a poor strategic location which would result in waste traveling greater distances compared to other options. The site would contribute to existing traffic congestion in the area. There is also potential for adverse impacts on nearly sensitive receptors. Bournemouth BC consider this site to be a key employment site in the borough and that to use a large proportion of the	The site is in a poor strategic location which would result in waste traveling greater distances compared to other options. There is potential for adverse impacts on sensitive receptors and the site is in the Green Belt. However the site is previously developed land within the boundary of an existing STW.	This is an existing waste site and it is not proposed to intensify existing uses. The site is in a poor location which would result in waste traveling greater distances compared to other options. This site is also partly in FZ2 and 3 which would require application of the sequential test.	The site is away from the area of search for a bulky waste facility and has only been considered for the local transfer of bulky waste. No significant sustainability issues have been identified. For the reasons set out above this site will not be taken forward at this stage. Opportunities for local bulky waste transfer could be considered as part of the waste	The site is away from the area of search for a treatment facility and has only been considered for the transfer of bulky waste. For the reasons set out above this site will not be taken forward at this stage.	

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
	site for bulky waste/treatment would result in significantly reduced employment potential in comparison to the allocated uses. In addition, the county hospitals are potentially being reorganised with one of the initial options being the expansion of Bournemouth Hospital, at this stage it is not known whether this will require additional land, if so land at Riverside Avenue will be critical for such expansion. For the reasons set out above this site will not be taken forward at this stage.			management centre.		
Deliverability/	Site is unavailable	No issues of	Deliverability is	Site unlikely to be		

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Hurn MRF	ND01 – Holland Way	PK03 – Binnegar Environmental Park	Summary
Viability	for waste uses	deliverability have been identified	dependent on the existing activities being redundant.	large enough for a combined facility		
Conclusion: Site Options – for the Management of Bulky Waste	Sites situated within the SE Dorset conurbation, specifically the sites in Poole and Ferndown with good transport links, generally perform most favourable as they are strategically well located. The appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However, employment land is considered appropriate for waste management uses. Development on sites outside of the Green Belt will also be preferred over Green Belt sites where there are alternatives available. Overall, the following sites perform most favourably ED02 and the wider Ferndown area of search, PO01, PO03 and PO04.					
Proposed Site Allocation	Woolsbridge Industrial Estate is allocated in the Waste Plan for the development of facilities for the transfer of waste, this would include the management of bulky waste. Although this site was not the most sustainable location, there is plenty of available land and other sites are unlikely to be deliverable during the Plan period.					
Mitigation/ Development Considerations	To reduce some of the impacts of development at Woolsbridge including landscape only the southern parcel of land is allocated. See detailed 'Development Considerations' set out in Waste Plan.					
Monitoring:	Number of applications permitted/refused on allocated sites					

Site Options – Management of Green Waste Composting

Sustainability Objectives	Land at Bourne Park, east of Piddlehinton.
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of a site for the management of green waste would assist with moving waste up the waste hierarchy and help to achieve self sufficiency.
2. To maintain, conserve and enhance biodiversity	Positive – limited ecological interest and development of this land would avoid the development of other more sensitive sites.

Sustainability Objectives	Land at Bourne Park, east of Piddlehinton.
3. To maintain, conserve and enhance geodiversity.	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Site is in SPZ1 so adequate pollution prevention measures will need to be put in place.
5. To reduce flood risk and improve flood management.	No specific effect – the site is within FZ1
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative - as the site has not been previously developed there may be archaeological potential.
7. To maintain, conserve and	Positive – no major landscape concerns and development of this land would avoid the development of other

Sustainability Objectives	Land at Bourne Park, east of Piddlehinton.
enhance the landscape, including townscape, seascape and the coast.	more sensitive sites.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. However there are very few sensitive receptors.
9. To maintain, conserve and enhance soil quality.	Negative - As the site has not been previously developed there would be a loss of soil however this is not likely to be of high quality.
11. To promote the use of alternative materials.	N/A
13. To encourage sustainable economic growth	Positive – additional facilities may provide some additional job opportunities locally, however due to the nature of the facility these are likely to be very limited. It is likely that this facility would take waste from both the household and commercial sector thereby providing local facilities for disposal of waste from business.
14. To adapt to and mitigate the impacts of climate change.	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – this development would increase vehicle movements however the level of increase would be limited.

Sustainability Objectives	Land at Bourne Park, east of Piddlehinton.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – there are not likely to be opportunities for employees to utilise sustainable transport to access the site given its rural location.
17. To sustain the health and quality of life of the population	There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. However, there are only limited residential properties in the vicinity.
18. To enable safe access to countryside and open spaces.	No specific effects – this site is not used for recreation.
Site Summary	This site is in a good location to manage green waste from west Dorset and its location adjacent to an AD plant provides advantages. There are very few sensitive receptors in the vicinity.
Deliverability/ Viability	No significant issues of deliverability have been identified
Mitigation/ Development Considerations	Site allocated in the Waste Plan. See detailed 'Development Considerations' set out in Waste Plan.
Monitoring:	Number of applications permitted/refused on allocated sites

Chapter 9 – Recovery

Policy 6 – ~~Energy~~ Recovery Facilities

Proposals for ~~energy~~ the recovery of non-hazardous waste, including materials recovery, mechanical biological treatment, thermal treatment, anaerobic digestion and biomass facilities, ~~development~~ will be permitted where they meet all of the following criteria:

a. the operation of the facility will support the delivery of the Spatial Strategy, contributing to meeting the needs identified in this Plan
b. they will not displace the management of waste which is already managed, or likely to be managed, by a process which is further up the waste hierarchy than that being proposed, unless the Waste Planning Authority is satisfied that the proposal would result in environmental benefits sufficient to outweigh the displacement
c. proposals will provide for all operations including reception, handling, processing and storage of waste to take place within an enclosed builing unless there would be no proven benefit from such enclosure and demonstrate that the proposed operations will be compatible with existing or proposed neighbouring uses;
d. possible effects (related to displacement of recreastion, proximity and species) that might arise from the development would not adversely affect the integrity of Europeam sites either along or in combination with other plans or projects;
e. where energy is produced, they provide combined heat and power ~~in the first instance~~, or if this is demonstrated to be not practicable they as a minimum recover energy through electricity production and are designed to have the capability to deliver heat in the future; and
f. where gas is produced, it is injected into the grid ~~or~~ used for fuel, or is refined for use in industrial processes, unless this would not be practicable
~~g. any waste treatment residues arising from the facility will be managed in accordance with the waste hierarchy and the proximity principle~~

Any residues arising from the facility must be managed in accordance with the waste hierarchy and the proximity principle.

Processing facilities for incinerator bottom ash must be located at or close to the source of the waste arising.

Sustainability Objectives	Policy 6 – Recovery facilities	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy specifically requires proposals to manage waste in accordance with the waste hierarchy. It is generally a positive policy which should allow for facilities to be developed in the Plan area subject to specific criteria.	Positive
2. To maintain, conserve and enhance biodiversity	Biodiversity is covered specifically in other polices, however given that this policy may result in large scale development there is the possibility of significant effects on European sites.	Uncertain
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A

Sustainability Objectives	Policy 6 – Recovery facilities	Assessment (positive/negative N/A)
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Protection of landscape character is covered adequately in other polices	N/A
8. To protect and improve air quality and reduce the impacts of noise.	Protection of air quality and impacts of noise is covered adequately in other polices	N/A
9. To maintain, conserve and enhance soil quality.	Protection of soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage	There may be a potential adverse impact if new waste facilities result in the use of	Negative and positive

Sustainability Objectives	Policy 6 – Recovery facilities	Assessment (positive/negative N/A)
sustainable economic growth	employment land that could have been developed by other businesses which would provide greater employment opportunities locally. Conversely this policy allows for the provision of a network of waste management facilities which is important for use by local business and communities. Some employment opportunities may be provided through the provision of energy recovery facilities. There may also be benefits to the economy through the generation of heat and power.	
14. To adapt to and mitigate the impacts of climate change.	This policy requires for the generation of energy from waste.	Positive
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	The development of energy recovery facilities locally may have advantages through the reduction of the transportation of waste.	Positive
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	No specific effects	No specific effects
17. To sustain the health and quality of life of the population	This policy will assist in the provision of a network of waste management facilities which will have a positive impact of the overall quality of life of the community. The provision of any waste management facilities may have a negative impact or perceived impact on the quality of life of residents living close to waste management facilities.	Positive/Negative
18. To enable safe access to countryside and open spaces.	No specific effects	No specific effects
Conclusion:	This policy specifically requires proposals to manage waste in accordance with the waste hierarchy. It is generally a positive policy which should contribute to the provision of a network of appropriate facilities to be developed in the Plan area. This may help to reduce the impacts of waste transportation and provide advantages to the economy through employment opportunities and the generation of heat and power. There may be a potential adverse impact if new waste	

Sustainability Objectives	Policy 6 – Recovery facilities	Assessment (positive/negative N/A)
	facilities result in the use of employment land that could have been developed by other businesses which would provide greater employment opportunities locally. However, employment land is considered appropriate for waste management uses. Protection of the environment and sensitive receptors is provided through other policies within the Waste Plan.	
Mitigation	Various amendments to the policy to improve clarity and provide improvements/mitigation of development. Additional criteria added to the policy to encourage residues from the treatment process and bottom ash to be managed sustainably. Additional criteria to be added to ensure no likely significant effects on European designated sites.	
Monitoring:	Local authority/Commercial and Industrial waste arisings Number of recovery facilities permitted/refused Capacity of recovery facilities in the Plan area Percentage of local authority collected waste managed through EfW Amount of renewable energy produced from waste facilities	

Site Options – Energy Recovery Facilities/Residual Waste Management
(see below three tables, summary contained in third table)

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of a site for the management of residual waste would assist with moving waste up the waste hierarchy, through the diversion of waste from landfill. Having a local facility will also help to achieve self-sufficiency.					

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
2. To maintain, conserve and enhance biodiversity	Negative - forestry commission site with potential biodiversity present. The site is currently used for recreational purposes and development may displace these activities onto more ecologically sensitive areas.	Negative - forestry commission site (Blunts Farm and land SW) with potential biodiversity present. The site is currently used for recreational purposes and development may displace these activities onto more ecologically sensitive areas. If a site of sufficient size could be found within the industrial estate development would avoid the use of other more sensitive sites or possible displacement.	Positive – the eastern area is agricultural land and the southern area is previously developed therefore there is unlikely to be ecological interest. Development of this land would avoid the development of other more sensitive sites.	Negative – previously developed land with potential biodiversity present. The site is surrounded by European designations.	Negative – adjacent heathland with biodiversity present.	Negative – adjacent heathland with biodiversity present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain,	Negative – the site is	Negative – the	Negative – the site is	Negative – the site	Negative - Uddens	Negative – the site is

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into SSSI, SAC/Ramsar	on a minor aquifer, however this is unlikely to present a major constraint to development. Site drains into the sensitive Moors River SSSI.	is on a minor aquifer, however this is unlikely to present a major constraint.	Water is close to the proposed site and supports protected species. This watercourse needs to be protected.	on a minor aquifer, however this is unlikely to present a major constraint.
5. To reduce flood risk and improve flood management.	No specific effect – the site is within FZ1, NE tip close to FZ2 and 3.	No specific effect – the site is within FZ1, NE tip close to FZ2 and 3. The wider area of search provides greater flexibility.	Negative – Part of the site is within FZ2 and FZ3	No specific effect - the site is within FZ1, FZ2 and FZ3 adjacent to NE site boundary.	Negative – the majority of the site lies within FZ2 and the southern end within FZ3.	No specific effect - the site is within FZ1, FZ2 adjacent to the western boundary and FZ3 to the west.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and	Negative - as the site has not been previously developed there may be archaeological potential.	Negative – Much of the site has not been previously developed (Blunts Farm and land SW) there may be archaeological potential. No specific effects with	Negative - as the site has not been previously developed there may be archaeological potential.	Negative – given the previous use of the site there is potential for military and/or industrial archaeology interest.	No specific effects	Negative - as the site has not been previously developed there may be archaeological potential.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
gardens and other locally distinctive features and their settings).		regards to the industrial land within the area of search.				
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites. Natural screening exists on this site.	Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites. The wider area of search provides greater flexibility.	<u>Southern option</u> Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites. <u>Eastern option</u> Negative – the site has high landscape value.	Positive – no major landscape concerns relating to the brownfield land. Development of this land would avoid the development of other more sensitive sites. Negative – the site is in the Green Belt	Positive – no major landscape concerns and development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns relating to the brownfield land. Development of this land would avoid the development of other more sensitive sites.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties or other sensitive receptors in the immediate vicinity. Natural screening exists on this site.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties or other sensitive receptors in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and other sensitive receptors including a caravan site in the immediate vicinity. The southern extension has less sensitive receptors nearby than the eastern	Negative – the development would not reduce impacts of noise. There are a small number of residential properties and other sensitive receptors including a camp site in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are a limited number of residential properties and other sensitive receptors including a golf clubhouse and driving range in the immediate vicinity,	Negative – the development would not reduce impacts of noise. There are a numerous residential properties and planned properties in the immediate vicinity.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
			area.			
9. To maintain, conserve and enhance soil quality.	Negative - As the site has not been previously developed there would be a loss of soil. However, the soil is unlikely to be of high quality.	Negative – Much of the site has not been previously developed (Blunts Farm and land SW) there would be a loss of soil. However, the soil is unlikely to be of high quality. The wider area of search provides greater flexibility.	Negative - As the site has not been previously developed there would be a loss of soil.	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed	Negative - As much of the site has not been previously developed there would be a loss of soil.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this	Negative – Much of the site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, this is a large area of land and there would be opportunities for other business in addition to this	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Negative – this site is currently occupied by the Police who are looking to dispose of the buildings. Other development may make a greater contribution to economic growth. Positive –	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
	facility. Positive – Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	would be opportunities for other business in addition to this facility. Positive – Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	facility. Positive – Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.		Conversely new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	
14. To adapt to and mitigate the impacts of climate change.	There is potential for CHP as the site is surrounded by industrial units. There may also be opportunities for bio-gas injection into the gas grid	There is potential for CHP as the site is surrounded by industrial units. There may also be opportunities for bio-gas injection into the gas grid	There is potential for CHP as the site is surrounded by industrial units.	There is limited potential for CHP as no large heat load available nearby.	There is no potential for CHP as no large heat load available locally.	There is no potential for CHP as no large heat load available locally.
15. To minimise the negative impacts of waste and minerals transport on the transport	This site is strategically well located.	This site is strategically well located.	Negative - Compared to other options this site is further from where the majority of the waste with originate. Therefore waste will have to travel	Negative - Compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel	This site is strategically well located.	Negative - Compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
network, mitigating any residual impacts.			greater distances.	greater distances.		greater distances. This site would also result in a negative impact on the SRN.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Positive - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Positive - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site
17. To sustain the health and quality of life of the population	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a small number	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There	The development of energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a numerous

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
	of residential properties in the immediate vicinity. Natural screening exists on this site.	quality of life if facilities are located close to communities. There are a limited number of residential properties in the immediate vicinity.	of residential properties and other sensitive receptors including a caravan site in the immediate vicinity. The southern extension has less sensitive receptors nearby than the eastern area.	are a small number of residential properties and other sensitive receptors including a camp site in the immediate vicinity.	of residential properties and other sensitive receptors including a golf clubhouse and driving range in the immediate vicinity,	residential properties and planned properties in the immediate vicinity
18. To enable safe access to countryside and open spaces.	Negative - The site is currently used for recreational purposes therefore development would result in the loss of this. However, the site is allocated employment land which means some form of development is likely to take place.	Negative – Much of the site is currently used for recreational purposes (Blunts Farm and land SW) therefore development would result in the loss of this. However, the site is allocated employment land which means some form of development is likely to take place. The wider site provides greater flexibility if a site of sufficient size	No specific effect – the site is not currently used for recreational purposes. The site is allocated employment land which means some form of development is likely to take place.	Positive – the site is not currently accessible to the public. Negative - the site is in the Green Belt.	No specific effect – the site is not currently used for recreational purposes.	No specific effect – the site is not currently used for recreational purposes.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
		can be found.				
Site Summary	The site is strategically well located. There would be a negative impact on biodiversity and recreational use of the site. However, the site is allocated for employment use which means it is likely to be developed. There are also likely to be opportunities for the generation of renewable energy.	The area of search is strategically well located. There would be a negative impact on biodiversity and recreational use of the greenfield land (Blunts Farm and land SW). However, Blunts Farm is allocated for employment use which means it is likely to be developed. There are also likely to be opportunities for the generation of renewable energy. Development of land SW of Blunts Farm (included within the AofS) would result in the loss of an important recreational space. This would have a	The site is in a poor location which would result in waste traveling greater distances compared to other options. However, there are also likely to be opportunities for the generation of renewable energy. Of the two options being considered the eastern parcel of land has a high landscape value and is closer to sensitive receptors. The southern area of land performs more favourably in terms of landscape impact and distance from sensitive receptors.	The site is in a poor location which would result in waste traveling greater distances compared to other options. There is also the potential for biodiversity impacts. The site is in the Green Belt, however the site is previously developed land.	This site is well located to serve Wimborne, Ferndown and surrounding areas. However, the site is in the Green Belt and the majority of the site is situated within FZ2 and the southern end within FZ3 which would require the application of the sequential test. There may also be ecological constraints given adjoining land/designations.	Strategically, the site is in a poor location which would result in waste traveling greater distances compared to other options. Accessibility via the SRN would also be a major concern. The site is also situated close to numerous existing and planned residential properties and planned properties in the immediate vicinity.

Sustainability Objectives	ED02 – Blunts Farm	Ferndown 'Area of Search'	ED03 – Woolsbridge Ind Estate	ED04 – West Moors Petroleum Depot	ED06 - East Dorset police Headquarters	ED09 – Land at St Leonards Farm
		significant impact on the quality of life of users and would result in displacement onto more sensitive ecological sites The wider site provides greater flexibility if a site of sufficient size can be found.				
Deliverability/ Viability	Landowner objection site is unavailable for waste uses	Majority of land within the area of search is unavailable for waste uses. Objection from the landowner of Blunts Farm	No significant issues of deliverability have been identified, however the site is not being actively progressed by a waste company so certainty of deliverability is less than other options, particularly for large scale strategic residual waste capacity.	Landowner unable to support waste uses	The landowner has confirmed that the site is in the process of being sold and is unavailable for waste uses.	No significant issues of deliverability have been identified, however the site is not being actively progressed by a waste company so certainty of deliverability is less than other options, particularly for large scale strategic residual waste capacity.

Site Options – Energy Recovery Facilities/Residual Waste Management (table 2)

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of a site for the management of residual waste would assist with moving waste up the waste hierarchy, through the diversion of waste from landfill. Having a local facility will also help to achieve self sufficiency.				
2. To maintain, conserve and enhance biodiversity	Positive – limited ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive - Any development within the existing footprint is unlikely to have a negative impact and would avoid the development of other more sensitive sites. The B4 lagoon area is adjacent to a SSSI however this is unlikely to present a major constraint.	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site drains into tributary of the sensitive Moors River	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into Poole Harbour SAC.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site boarders SSSI/SAC/SPA and is close to small watercourse leading to River Stour	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Site may drain into Poole Harbour SAC.	Awaiting comments from the EA

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
way.					
5. To reduce flood risk and improve flood management.	No specific effect - the site is within FZ1	No specific effect – no FZ2 or FZ3 within the vicinity	No specific effect	No specific effect – FZ2 to the NW of the site	No specific effect – no FZ2 or FZ3 within the vicinity
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	No specific effects related to below ground archaeology	No specific effect	No specific effects on restored previously developed land. Negative – land to the east has not been previously developed and there may be archaeological potential.	No specific effect	No specific effect.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.
8. To protect and improve air quality and	Negative – the development would not reduce impacts of	Negative – the development would not reduce impacts of	No specific effects – although the development would not	Negative – the development would not reduce impacts of	Negative – the development would not reduce impacts of

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
reduce the impacts of noise.	noise. There are numerous residential properties in the immediate vicinity.	noise. There are a limited number of residential properties and other sensitive receptors including Tower Park entertainment complex and Tesco in the immediate vicinity.	reduce impacts of noise, there are no residential properties or other sensitive receptors in the immediate vicinity.	noise, however if the development of an energy recovery facility was to replace existing activities there should be no additional impacts. There are a limited number of residential properties and a playing field in the immediate vicinity.	noise, however if the development of an energy recovery facility was to replace existing activities there should be no additional impacts. There are numerous residential properties in the immediate vicinity.
9. To maintain, conserve and enhance soil quality.	Negative - As much of the site has not been previously developed there would be a loss of soil.	No specific effect, as the land is previously developed	Negative – For the existing footprint and B4 lagoon area there would be no specific effect	No specific effect, as the land is previously developed	No specific effect, as the land is previously developed
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. Positive –new waste management facilities provide job opportunities locally	Negative – this site is allocated employment land. Other development may make a greater contribution to economic growth. However, there is already permission for a waste management facility. Positive –new waste	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities would contribute to a network of facilities for use by local business and communities.	Positive – new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
	and a network of facilities for use by local business and communities.	management facilities provide job opportunities locally and a network of facilities for use by local business and communities.			
14. To adapt to and mitigate the impacts of climate change.	There is potential for CHP as the site is surrounded by industrial units. There may also be opportunities for bio-gas injection into the gas grid.	This site has potential suitable for CHP as there are heat loads available locally including a leisure centre, superstore and housing.	This site has potential for CHP but would be dependent on an adjacent site being developed as an industrial zone with businesses requiring heat.	There is potential for CHP as the site is surrounded by industrial units.	This site has potential for CHP as there are heat loads available locally including a leisure centre, superstore and housing.
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	This site is strategically well located.	This site is strategically well located.	This site is strategically well located.	This site is strategically well located.	This site is strategically well located.
16. To support and encourage the use of sustainable transport modes, imposing no	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
unmitigated negative impacts on them.	limited by working hours	limited by working hours	limited by working hours	limited by working hours	limited by working hours
17. To sustain the health and quality of life of the population	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous residential properties in the immediate vicinity.	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and other sensitive receptors including Tower Park entertainment complex and Tesco in the immediate vicinity.	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are no residential properties or other sensitive receptors in the immediate vicinity.	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties and a playing field in the immediate vicinity.	The development of an energy recovery facility will facilitate the sustainable management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous residential properties in the immediate vicinity.
18. To enable safe access to countryside and open	Negative – the site is crossed by a bridleway	No specific effect – this site is previously developed land with no recreational value.	No specific effect – the existing site and B4 lagoon area is previously developed land with no	No specific effect – this is an existing waste site with no recreational value.	No specific effect – this is an existing waste site with no recreational value.

Sustainability Objectives	ED10 – Cobham Gate	PO01 – Area 2 and 3 Ling Road	PO02 – site Control Centre	PO03 - Nuffield WMC	PO04 – SITA MRF
spaces.			recreational value.		
Site Summary Energy Recovery Facilities	The site is strategically well located no significant sustainability issues have been identified. There are also likely to be opportunities for the generation of renewable energy. This site has not been taken forward because it will not be released for waste use within the term of the current option of 12 years.	The site is strategically well located, with opportunities for the generation of renewable energy; no significant sustainability issues have been identified.	The site is strategically well located and there are complementary waste activities already taking place on the site. This site also has opportunities for the generation of renewable energy There may be cumulative impacts from additional waste uses.	This is an existing waste site and it is not proposed to intensify existing uses. The site is strategically well located; no significant sustainability issues have been identified.	The site is strategically well located with opportunities for the generation of renewable energy; no significant sustainability issues have been identified.
Deliverability/ Viability	Landowner has confirmed that land is not available for a waste site	No issues of deliverability have been identified, subject to mitigation measures to protect European sites being addressed and deliverable.	No issues of deliverability have been identified	Site unavailable at present	No issues of deliverability have been identified, subject to mitigation measures to protect European sites being addressed and deliverable.

Site Options - Energy Recovery Facilities/Residual Waste Management (Table 3 including summary)

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of a site for the management of residual waste would assist with moving waste up the waste hierarchy, through the diversion of waste from landfill. Having a local facility will also help to achieve self-sufficiency.				The provision of a site for the management of residual waste would assist with moving waste up the waste hierarchy, through the diversion of waste from landfill. Having a local facility will also help to achieve self-sufficiency. Three separate proposals are under consideration. Proposal 1 would involve the preparation and utilisation of SRF/RDF. Proposals 2 and 3 only involve the preparation of RDF or SRF. This would require thermal recovery facilities which may not be available locally reducing Dorset's'	The provision of a site for the management of residual waste would assist with moving waste up the waste hierarchy, through the diversion of waste from landfill. Having a local facility will also help to achieve self-sufficiency.

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
					ability to move towards self-sufficiency.	
2. To maintain, conserve and enhance biodiversity	Positive – no ecological interest and development of this land would avoid the development of other more sensitive sites.	Positive - Any development within the existing footprint of the STW is unlikely to have a negative impact and would avoid the development of other more sensitive sites. There is an SNCI and LNR adjacent to the site however these are unlikely to present a major constraint.	Negative – adjacent heathland with biodiversity present.	Negative – adjacent heathland with biodiversity present.	Negative – adjacent heathland with biodiversity present, particularly if residual treatment proposed.	Previously developed land performs more favourably than greenfield land where biodiversity may be present.
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect	No specific effect	None of the site would impact on geodiversity
4. To maintain, conserve and enhance the quality of ground, surface and sea waters	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development. Surface water	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development.	Negative – the site is on a minor aquifer, however this is unlikely to present a major constraint to development.	Negative - the site is adjacent to designated conservation sites and watercourses	None of the site options are likely to maintain or enhance the quality of water.

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
and manage the consumption of water in a sustainable way.		drains to tributary of River Stour upstream of Longham.	The site borders very close to watercourses leading to Moors River SSSI.	The site borders very close to watercourses leading to Moors River SSSI.		
5. To reduce flood risk and improve flood management.	Negative – boundary of site along FZ2/FZ3	Negative – small part of the exiting site is within FZ2/FZ3, however site being considered is outside of FZ2/FZ3.	Negative – very small part of the extension area is within FZ2/FZ3, however it is likely that this area could be avoided.	Negative – very small part of the site is within FZ2/FZ3, however it is likely that this area could be avoided.	Negative – FZ3 lies to the east of the development would avoid this area.	Sites that lie outside of Flood Zone 2 or 3 perform more favourably than sites within or partially within Flood Zone 2 or 3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their	Negative - as the site has not been previously developed there may be archaeological potential.	No specific effect, as the land is previously developed	No specific effect, with regards to the existing site.	No specific effect, with regards to the existing site.	No specific effect with regards to development within the former quarry. Negative - Development could affect the setting of the Scheduled Monument situated south-west of the sites.	Previously developed land performs more favourably than greenfield land, however archaeological assessment/evaluation may show no constraints.

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
settings).						
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites.	Positive – no major landscape concerns development of this land would avoid the development of other more sensitive sites. Negative – the site is in the Green Belt and residual treatment requiring a chimney would have an impact on the openness of the greenbelt	Positive – no major landscape concerns for development within the existing site. Negative – the far eastern land has a very high landscape value and any built development would have a negative impact on the landscape. The site is also in the Green Belt.	Positive – no major landscape concerns for development within the existing site. Negative – the far eastern land has a very high landscape value and any built development would have a negative impact on the landscape. The site is also in the Green Belt.	Negative – proposal 1 would require a stack that would be visible from nearby receptors. Proposals 2 – 4 which do not require a stack would see most of the development with the quarry void and therefore no major landscape concerns	The majority of sites present no major landscape concerns. Sites outside of the Green Belt perform most favourable.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are a numerous residential properties and other sensitive receptors including a hotel, nurses home and hospital in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are numerous residential properties and a nursery in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are very few residential properties and in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are very few residential properties in the immediate vicinity.	Negative – The development would not reduce impacts of noise. However the development would replace other permitted activities. There are very few residential properties in the immediate vicinity.	Where an energy recovery facility replaces another waste activity noise levels are unlikely to be increased therefore these sites perform most favourably. Development on industrial estates or adjoining existing waste facilities is preferable to other areas as there tend to be less sensitive receptors in the vicinity.
9. To maintain,	Negative - As the	No specific effect,	No specific effect,	No specific effect,	No specific effect,	Previously developed land

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
conserve and enhance soil quality.	site has not been previously developed there would be a loss of soil.	as the land is previously developed	with regards to the existing site. However there would be a negative impact on soil as the eastern extension has not been previously developed.	with regards to the existing site.	as the land is previously developed.	performs more favourably than greenfield land.
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Negative – this site is allocated employment land and is considered a key employment site in the borough. The use of a large proportion of the site for bulky waste/treatment would be likely to result in significantly reduced employment potential in comparison to the allocated uses. Positive – Conversely new	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Positive –new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Positive – new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities. Given that this option related to an increase in capacity only it is likely that additional jobs would be limited.	Positive – new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Where a site is allocated employment land there may be a conflict because other developments may make a greater contribution to economic growth than waste management activities. However employment land is considered appropriate for waste management uses. All the sites will enable a network of facilities to be provided in the Plan area which will benefit the economy.

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
	waste management facilities provide some job opportunities locally and a network of facilities for use by local business and communities.					
14. To adapt to and mitigate the impacts of climate change.	This site could be suitable for CHP as there are a number of major heat users in close proximity including Bournemouth Hospital and a hotel.	This site has opportunities for biogas linked to the use of sewage sludge from the existing Wessex Water sewage treatment plant, however there are unlikely to be opportunities for the production of energy from waste (residual).	This site could be suitable for energy from waste because there is the opportunity to inject into the national gas grid via a pipeline which runs some 400m from the site. There are also a number of major heat users in close proximity including Bournemouth Airport	This site could be suitable for energy from waste because there is the opportunity to inject into the national gas grid via a pipeline which runs some 400m from the site. There are also a number of major heat users in close proximity including Bournemouth Airport	Proposals 1 would generate 5 - 11MW of electricity. Proposals 2 and 3 would produce a feed for a thermal recovery facility elsewhere. This is a rural area with no major heat users nearby so opportunities for CHP are limited.	Sites on industrial sites, close to heat loads perform best as they provide opportunities for Combined Heat and Power.

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances. The road network to this site is particularly congested.	Negative – compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances.	Negative – compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances. The road network to this site is particularly congested.	Negative – compared to other options this site is further from where the majority of the waste will originate. Therefore waste will have to travel greater distances. The road network to this site is particularly congested.	Negative – compared to other options this site is further from where the majority of waste will originate. Therefore waste may travel greater distances. However, a small facility dealing with waste arising from the west of Dorset could reduce vehicle miles.	An energy recovery facility would serve a strategic need and therefore would be best located in south east Dorset with good road connections. Sites in Poole and the Ferndown area are generally best located.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Positive – there are likely to be opportunities for employees to utilise sustainable transport to access the site given its proximity to housing.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours.	Negative - there are likely to be opportunities for employees to utilise sustainable transport to access the site however this may be limited by working hours.	Negative - there are unlikely to be opportunities for employees to utilise sustainable transport to access the site.	Opportunities for the use of sustainable transport may be limited given the working hours of waste management facilities. However, sites industrial estates and sites closer to centres of populations tend to perform more favourably due to access to bus or trains and the ability for employees to walk or cycle to work.
17. To sustain the health and quality of life of the population	The development of a energy recovery facility will facilitate the sustainable	The development of a energy recovery facility will facilitate the sustainable	The development of an energy recovery facility will facilitate the sustainable	The development of an energy recovery facility will facilitate the sustainable	The development of an energy recovery facility will facilitate the sustainable	The development of a energy recovery facility will facilitate the sustainable management of waste

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
	management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a numerous residential properties and other sensitive receptors including a hotel, nurses home and hospital in the immediate vicinity.	management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are numerous residential properties and a nursery in the immediate vicinity.	management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. However there very few residential properties in the immediate vicinity.	management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. However there very few residential properties in the immediate vicinity.	management of waste which has benefits on quality of life and health e.g. through diverting waste from landfill There are few residential properties in the immediate vicinity.	which has benefits on quality of life and health e.g. through diverting waste from landfill There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. Facilities further away from residential areas therefore perform most favourably.
18. To enable safe access to countryside and open spaces.	No specific effect – the site is not currently used for recreational purposes. The site is allocated	No specific effect – this is an existing STW with no recreational value.	No specific effect – the site is not currently used for recreational purposes.	No specific effect – the site is not currently used for recreational purposes.	No specific effect – the site is not currently used for recreational purposes.	The majority of site options are either existing waste management sites or previously developed sites with little or no value. Blunts Farm is the only site which

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
	employment land which means some form of development is likely to take place					is currently used for recreational purposes however, this is an allocated employment site which means some form of development is likely to take place.
Site Summary	The site is in a poor strategic location which would result in waste traveling greater distances compared to other options. The site would contribute to existing traffic congestion in the area. There is also potential for adverse impacts on nearly sensitive receptors. Bournemouth BC consider this site to be a key employment site in the borough and that to use a large	The site is in a poor strategic location which would result in waste traveling greater distances compared to other options. There is potential for adverse impacts on sensitive receptors and the site is in the Green Belt. However the site is previously developed land within the boundary of an existing STW. This site will not be taken forward as its considered too small to meet the identified need for residual waste treatment.	This is an existing waste site proposed for additional uses. Although other sites may be better located this is an existing waste management facility which provides benefits from co-location. The site is also in the green belt. There are also potential conflicts between the need to protect ecological interests and stack height in close proximity to the airport.	This is proposed additional capacity at an existing waste site. Although other sites may be better located this is an existing waste management facility which provides benefits from co-location. The site is also in the green belt. There are also potential conflicts between the need to protect ecological interests and stack height in close proximity to the airport.	This is an existing waste site with the potential for alternative waste management uses. Strategically – if managing waste from the whole authority - this site is in a poor location. However, if a smaller facility is developed managing waste from the local area the site could contribute to minimising waste movements. The site is in a fairly remote location with few residential properties in the immediate vicinity. However the site is	

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
	proportion of the site for bulky waste/treatment would result in significantly reduced employment potential in comparison to the allocated uses. In addition, the county hospitals are potentially being reorganised with one of the initial options being the expansion of Bournemouth Hospital, at this stage it is not known whether this will require additional land, if so land at Riverside Avenue will be critical for such expansion.				close to environmental designations and there is the potential for waste treatment to adversely impact habitats	

Sustainability Objectives	BO02 Castle Lane East	BO01 – Kinson STW	CB01 – Eco Sustainable Solutions - Parley	WP05 - Eco Sustainable Solutions - Parley Additional Capacity	WP19 – Binnegar Environmental Park (site also considered for other uses elsewhere in this report)	Summary
Deliverability/ Viability	Site is unavailable for waste uses	No issues of deliverability have been identified	No issues of deliverability have been identified, , subject to mitigation measures to protect European sites and aerodrome safeguarding being addressed and deliverable.	No issues of deliverability have been identified	No significant issues of deliverability have been identified, subject to mitigation measures to protect European sites being addressed and deliverable.	

Conclusion	Sites situated within the SE Dorset conurbation, specifically the sites in Poole and Ferndown with good transport links, generally perform most favourable as they are strategically well located. The appraisal generally highlights a conflict between allocated employment land and other developments that make a greater contribution to economic growth. However, employment land is considered appropriate for waste management uses and is likely to provide opportunities for the generation of renewable energy given the heat load available locally. Development on sites outside of the Green Belt is also likely to be preferred over Green Belt sites particularly where there are alternative sites available. Sites being actively promoted by waste companies are also favourable given certainty of deliverability. Overall, the following sites perform most favourably ED02 and the wider area of search, PO01, PO03 and PO04. Sites being actively promoted by waste companies (WP05 and WP19) are also favourable given certainty of deliverability.
Proposed Site Allocation	A range of sites are allocated in the Waste Plan to provide a flexible approach to addressing the need for the management of residual waste. Eco-Sustainable Soloutions, Parley Land at Canford Magna, Poole Land at Mannings Heath Industrial Estate, Poole Binnegar Environmental Park, East Stoke
Mitigation/ Development Considerations	See detailed 'Development Considerations' for sites allocated in the Waste Plan.

Monitoring:	Number of applications permitted/refused on allocated sites

Chapter 10 – Disposal

Policy 7 - Final Disposal of Non-Hazardous Waste

Proposals for the disposal of non-hazardous waste ~~to landfill or waste treatment without recovery will~~ should only be considered as a last resort, in accordance with the waste hierarchy, and will not be permitted unless that they meet ~~where~~ all of the following criteria ~~are met~~:

a. the ~~residual~~ waste has already undergone extensive treatment and/or there are no other suitable means of recovery/disposal
b. there is a clearly established need for the additional waste disposal which cannot be met at existing permitted sites, having regard to the proximity principle; and
c. there will not be an unacceptable impact that would adversely affect the local amenity or the environment.

In the case of landfill, gas should be used and an energy source and the engineering measures proposed should provide for the use, monitoring, control and long term maintenance of landfill gas and leachate systems to ensure that there are no unacceptable impacts on the surrounding land and wider environment

Sustainability Objectives	Policy 7 - Final Disposal of Non-Hazardous Waste	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy specifically requires proposals to manage waste in accordance with the waste hierarchy. This policy does not encourage the disposal of waste but does allow for disposal where necessary which should assist net self sufficiency. No reference is made to the proximity principle.	Positive. Reference should be made to the proximity principle.
2. To maintain, conserve and enhance biodiversity	Biodiversity is covered specifically in other polices, however given that this policy may result in large scale development there is the possibility of significant effects on European sites.	N/A
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood	Flooding is covered adequately in other polices	N/A

Sustainability Objectives	Policy 7 - Final Disposal of Non-Hazardous Waste	Assessment (positive/negative N/A)
management.		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Protection of landscape character is covered adequately in other polices	N/A
8. To protect and improve air quality and reduce the impacts of noise.	Air quality and impacts of noise are covered adequately in other polices	N/A
9. To maintain, conserve and enhance soil quality.	Protection of soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	This policy allows for the provision of a network of waste management facilities which is important for use by local business and communities. Limited employment opportunities may be provided.	Positive
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the	This policy allows for the provision of a network of waste management facilities including disposal where necessary which will assist in self-sufficiency and may reduce the distance travelled by waste.	Positive

Sustainability Objectives	Policy 7 - Final Disposal of Non-Hazardous Waste	Assessment (positive/negative N/A)
transport network, mitigating any residual impacts.		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	No specific effects	No specific effects
17. To sustain the health and quality of life of the population	The provision of any waste disposal facility may have a negative impact or perceived impact on the quality of life of residents living close to waste management facilities.	Negative – additional protection could be added within the policy
18. To enable safe access to countryside and open spaces.	No specific effects	No specific effects
Conclusion:	This policy allows for disposal of non-hazardous waste as a last resort in accordance with the waste hierarchy which allows flexibility and supports net self sufficiency and may reduce the distance travelled by waste. Protection of the environment and sensitive receptors is provided through other policies within the Waste Plan however this could be strengthened to reflect the nature of disposal operations.	
Mitigation	Various amendments have been made to improve the clarity of the policy. The policy has been strengthened in terms of providing protection to amenity or environment.	
Monitoring:	Local authority/Commercial and Industrial waste arisings Capacity for disposal of non-hazardous waste Percentage of local authority collected waste through landfill	

Policy 8 – Inert Waste Recovery and Disposal

~~Proposals for inert waste filling will be permitted where all of the following criteria are met:~~

~~a. there is a clear engineering, agricultural, landscape or recreation amenity justification for the development~~
~~b. as far as reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling~~
~~c. the minimum amount of waste is being used to achieve the intended benefit~~
~~d. they will not prejudice the restoration of mineral sites~~

Proposals for the recovery of inert waste will be permitted where it is demonstrated that waste is being managed at the highest practicable level of the waste hierarchy and there is a clear engineering, agricultural, landscape or recreation amenity justification for the development.

Proposals for disposal of inert waste will not be permitted unless it is demonstrated that there is a clearly established need which cannot be met at existing permitted waste management facilities, having regard to the proximity principle.

Proposals for inert waste land recovery or disposal must also demonstrate that they meet all of the following criteria:

a. as far as reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling;
b. the minimum amount of waste is being used to achieve the intended benefit; and
c. they will not prejudice the restoration of existing or permitted mineral sites.

Sustainability Objectives	**Policy 8 – Inert Waste Recovery and Disposal**	**Assessment (positive/negative N/A)**
1. To move waste management up the waste hierarchy and promote net self sufficiency	Although this policy allows for inert waste filling, this is only acceptable where it results in benefits and where materials capable of producing high quality aggregate have been removed for recycling. No specific reference to waste hierarchy.	Positive – specific reference to waste hierarchy would help to clarify intention.
2. To maintain, conserve and enhance biodiversity	This policy allows for inert material to be used in restoration which may provide biodiversity enhancements. Biodiversity is covered specifically in other polices, however given that this policy may result in large scale development there is the possibility of significant effects on European sites.	Uncertain
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A

Sustainability Objectives	Policy 8 – Inert Waste Recovery and Disposal	Assessment (positive/negative N/A)
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	This policy allows for inert material to be used in restoration which may provide landscape enhancements.	Positive
8. To protect and improve air quality and reduce the impacts of noise.	Air quality and impacts of noise are covered adequately in other polices	N/A
9. To maintain, conserve and enhance soil quality.	Protection of soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	This policy ensures that all materials capable of producing high quality recycled aggregates have been removed for recycling prior to landfilling.	Positive
13. To encourage sustainable economic growth	This policy allows for the use of inert filling where it results in benefits. Enabling land to be used for other uses such as agriculture, nature conservation or built development will provide benefits to the economy.	Positive
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network,	Inert filling may give rise to impacts on the local transport network	Negative

Sustainability Objectives	Policy 8 – Inert Waste Recovery and Disposal	Assessment (positive/negative N/A)
mitigating any residual impacts.		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	No specific effects	No specific effects
17. To sustain the health and quality of life of the population	Any waste disposal facility may have a negative impact or perceived impact on the quality of life of residents living close to it.	Negative
18. To enable safe access to countryside and open spaces.	No specific effects	No specific effects
Conclusion:	This policy allows for inert waste filling where it results in benefits and where materials capable of producing high quality aggregate have been removed for recycling. This may result in benefits to the economy, landscape and biodiversity. Conversely there may be negative impacts in terms of the transportation of inert materials and on the quality of life of residents in the vicinity.	
Mitigation	This policy should cover landfill and land recovery	
Amendment to policy wording	Various amendments have been made to this policy. Revised Policy applies to landfill and recovery to widen its scope. Reference to the waste hierarchy has also been included to encourage the best use of inert material.	
Monitoring:	Inert waste arisings Capacity for inert waste recycling Capacity for inert waste recovery/disposal (proportion)	

Site Options for Inert Landfill with Waste Transfer Facility, Portland

Sustainability Objectives	WD10 – Broadcroft Quarry	WD11 – Coombefield Quarry	Summary
1. To move waste management up the waste hierarchy and promote net	Positive - The provision of a site for a Waste Management Centre would assist with moving waste up the waste hierarchy and would provide a local facility in line with the proximity principle. This in turn would contribute to self-		All of the site options perform favourably against this objective.

Sustainability Objectives	WD10 – Broadcroft Quarry	WD11 – Coombefield Quarry	Summary
self sufficiency	sufficiency.		
2. To maintain, conserve and enhance biodiversity	Negative – part of Portland SSSI is within the site. There is also an SNCI and areas of limestone grassland which should be retained. Potential for reptiles onsite, subject to survey. Positive – potential for habitat recreation.	Negative – there are areas of emerging limestone grassland and records of priority species along the eastern boundary. Positive – potential for habitat recreation in keeping with adjacent SAC/SSSI.	Both sites have existing ecological interests, but both provide the opportunity for enhancing biodiversity through the creation of limestone grassland habitat.
3. To maintain, conserve and enhance geodiversity.	Within Portland Local Geological Site. Potential for impact on geological features due to infilling.	Within Portland Local Geological Site. Potential for impact on geological features due to infilling.	As existing quarries the sites may have geological features which could be impacted upon by infilling.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Negative – The site is situated on a principal aquifer. This may not present a constraint to development but will require a more detailed risk assessment.	Negative – The site is situated on a principal aquifer. This may not present a constraint to development but will require a more detailed risk assessment.	Both sites are situated on a principal aquifer.
5. To reduce flood risk and improve flood management.	No specific effect – site is not within FZ2 or FZ3	No specific effect – site is not within FZ2 or FZ3	The sites lie outside of Flood Zone 2 or 3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative - Potential for features of industrial archaeological significance. An assessment of the proposed development's impact on such material would be appropriate.	Negative - Potential for features of industrial archaeological significance. An assessment of the proposed development's impact on such material would be appropriate.	As previously quarried land there may be features of industrial archaeological importance.

Sustainability Objectives	WD10 – Broadcroft Quarry	WD11 – Coombefield Quarry	Summary
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	There are no significant landscape and/or visual reasons why this site should not be brought forward as an option subject to an agreed phased restoration plan.	There are no significant landscape and/or visual reasons why this site should not be brought forward as an option subject to an agreed phased restoration plan.	Neither site would have a significant adverse impact on the landscape.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are no residential properties in the immediate vicinity with the nearest being over 150m away at Moorfield Road, Wakeham and Shepherd's Croft. As the site is in an existing void this should minimise noise impacts.	Negative – the development would not reduce impacts of noise. As a new activity within Coombefield noise could be increased. There is a terrace of residential properties along the southern side of Weston Street, which are within 50m of the site.	There is the potential for increased noise for site option WD11, whilst for WD10 there is unlikely to be a significant impact.
9. To maintain, conserve and enhance soil quality.	Positive – previously quarried land.	Positive – previously quarried land.	As both sites are previously quarried there is no conflict with this objective.
11. To promote the use of alternative materials.	The transfer facility provides the opportunity for recycling CDE waste.	The transfer facility provides the opportunity for recycling CDE waste.	Both sites support this objective.
13. To encourage sustainable economic growth	Positive – Waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	Positive - new waste management facilities provide job opportunities locally and a network of facilities for use by local business and communities.	All sites would enable a network of facilities to be provided in the Plan area, which will benefit the economy.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	As the continuation of an existing site there are unlikely to be significant transport impacts.	Negative – the proposed use would introduce additional HGV movements to this site.	There would be additional HGV movements for site option WD11 compared to the current situation, whilst for WD10 there would be no change to the current situation.

Sustainability Objectives	WD10 – Broadcroft Quarry	WD11 – Coombefield Quarry	Summary
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	There are likely to be some opportunities for employees to utilise sustainable transport to access the site, however this may be limited by working hours.	Both sites are likely to provide opportunities for the use of sustainable transport and there may also be opportunities for walking/cycling.
17. To sustain the health and quality of life of the population	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy.	The development would contribute to quality of life through the provision of a network of accessible facilities that move waste up the hierarchy. However, there could be a negative impact on quality of life of nearby residential properties.	The provision of a transfer facility will facilitate the sustainable management of waste and increased opportunities for recycling which has benefits on quality of life and health. There are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities.
18. To enable safe access to countryside and open spaces.	Negative – a public footpath adjoins the access to the site.	Negative – there are two public footpaths running through the site.	There are public footpaths at both sites.
Site Summary:	The proposal is for a continuation of the existing inert landfill and transfer facility. There is the potential for an adverse impact on ecology but on the other hand the site could provide for an improved restoration of Broadcroft Quarry including habitat creation.	The proposal is for a new inert landfill and transfer facility. There would therefore be additional HGV movements and potentially additional noise compared to the current situation. There is the potential for an adverse impact on ecology but on the other hand the site could provide for an improved restoration of Coombefield Quarry including habitat creation.	
Deliverability/ Viability	No issues of deliverability have been identified	No significant issues of deliverability have been identified	
Conclusion:	Both sites have the potential for an adverse impact on ecology but on the other hand provide opportunities for improved restoration of the two quarries, including habitat creation. As a continuation of the existing inert landfill and		

Sustainability Objectives	WD10 – Broadcroft Quarry	WD11 – Coombefield Quarry	Summary
	transfer facility, there would be limited other sustainability issues for site option WD10. Site WD11 would be a new inert landfill and transfer facility. There would therefore be additional HGV movements and potentially additional noise compared to the current situation.		
Proposed Site Allocation	No sites on Portland proposed to be allocated for inert landfill Planning permission has been granted for inert landfilling at Broadcroft Quarry. Following this permission there is no need for further inert waste capacity on Portland until the end of the Plan period. It is proposed to rely on a criteria based policy to enable localised inert waste recovery, or otherwise disposal opportunities to come forward as the need arises or there are restoration benefits.		
Mitigation/Development Considerations	N/A		
Monitoring:	N/A		

Site Options for Inert Landfill, Swanworth

Sustainability Objectives	Inert Landfill, Swanworth
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of additional capacity for inert fill would help to achieve self-sufficiency. The quarry also has recycling facilities ensuring that materials suitable for use as an alternative to primary aggregate are not used as fill material.
2. To maintain, conserve and enhance biodiversity	A sufficient stand-off from the Isle of Portland to Studland Cliffs SAC to the south would be required to ensure the long term stability of the SAC. This proposal should not affect restoration which will provide habit gains
3. To maintain, conserve and enhance geodiversity.	No specific effects - The principle and detail of the approved restoration/afteruse will remain the same therefore including any agreed geological exposures.
4. To maintain, conserve and enhance the quality of ground,	The impact of additional filling should give rise to no specific effects

Sustainability Objectives	Inert Landfill, Swanworth
surface and sea waters and manage the consumption of water in a sustainable way.	
5. To reduce flood risk and improve flood management.	No specific effect – the site is within FZ1
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	This is an existing quarry so there should be no additional impact on archaeology from the proposal. Negative – possible impact on the setting of the nearby barrows from the proposed increase in the height of the restored land.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – possible impacts on landscape from the proposed increase in the height of the restored land.
8. To protect and improve air quality	Negative – the development would not reduce impacts of noise. However there are very few sensitive receptors.

Sustainability Objectives	Inert Landfill, Swanworth
and reduce the impacts of noise.	
9. To maintain, conserve and enhance soil quality.	No specific effects – this is an existing quarry
11. To promote the use of alternative materials.	Positive – the site as mobile recycling plant to ensure that material suitable for use as an alternative to primary aggregate are not used as fill material.
13. To encourage sustainable economic growth	Positive – additional facilities may provide some additional job opportunities locally, however due to the nature of the facility these are likely to be very limited. It is likely that this facility would take waste from both the household and commercial sector thereby providing local facilities for disposal of waste from business.
14. To adapt to and mitigate the impacts of climate change.	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Negative – this development would increase vehicle movements however the level of increase would be limited and within permitted levels. It is understood that back hauling of material takes place to reduce vehicle movements.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	Negative – there are not likely to be opportunities for employees to utilise sustainable transport to access the site given its rural location. The inert material can only realistically be brought to the site by means of road transport.

Sustainability Objectives	Inert Landfill, Swanworth
17. To sustain the health and quality of life of the population	There are potential adverse impacts or perceived impacts on quality of life for people living in the vicinity and those living along the transport corridors. However, there are only limited residential properties in the vicinity.
18. To enable safe access to countryside and open spaces.	Negative – although this site is an existing quarry and is not used for recreation there is a public right of way running around the site which would be affected. However, impacts should not be greatly increased on current levels at this existing quarry.
Site Summary	This is an existing quarry with permission for infilling, any additional impacts of the proposed extra infilling would be limited. Further consideration needed to understand the final landforms and their impact on landscape and the historic environment.
Deliverability/ Viability	No issues of deliverability have been identified
Proposed Site Allocation	Application has been submitted and approved therefore this site is not being progressed for allocation.
Mitigation/ Development Considerations	N/A
Monitoring:	N/A

Chapter 11 – Other wastes and facilities

Policy 9 – Special Types of Waste

Proposals for the management of hazardous waste, heathcare ~~clinical~~ waste and/or low-level radioactive waste will only be permitted where it is demonstrated that all of the following criteria are met:

~~a. it can be demonstrated that they will meet a requirement for the management of the relevant waste stream originating from within the Plan area; and~~
~~b. they will not result in an unacceptable impact on local amenity and the environment.~~

~~Facilities that also provide capacity for hazardous waste from a wider area should demonstrate that they will meet a need for waste management that is not adequately provided for elsewhere.~~

a. Either they are designed to meet a requirement for the management of a waste stream produced from within the Plan area or where capacity will be provided for waste from a wider area it is demonstrated that the facility will meet a need for waste management that is not adequately provided for elsewhere;
b. there will not be an unacceptable impact that would adversely affect local amenity or the environment;
c. waste is being managed at the highest practicable level of the waste hierarchy;
d. they will not displace the management of waste which is already managed, or likely to be managed, by a process which is further up the waste hierarchy than that being proposed, unless the Waste Planning Authority is satisfied that the proposal would result in environmental benefits sufficient to outweigh the displacement; and
e. any residues arising from the facility will be managed in accordance with the waste hierarchy and the proximity principle.

Where the proposal is for recovery: energy is recovered where it is feasible and viable to do so. Proposals should supply combined heat and power where local opportunities exist, or if this is not practicable, energy should be recovered through electricity production and the facility designed to have the capability to deliver heat in the future.

Where the proposal is for disposal: there is a clearly established need for the additional waste disposal which cannot be met at existing permitted waste management facilities, having regard to the proximity principle.

Proposals for radioactive waste management facilities must also demonstrate that they are consistent with national policy and strategies for radioactive waste management.

Sustainability Objectives	**Policy 9 – Special Types of Waste**	**Assessment (positive/negative N/A)**
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy promotes self-sufficiency as it allows for the management of special waste locally. No specific reference to the waste hierarchy	Positive – specific reference to waste hierarchy would provide clarification.
2. To maintain, conserve and enhance biodiversity	Biodiversity is covered specifically in other polices, however given that this policy may result in large scale development there is the possibility of significant effects on European sites.	Uncertain
3. To maintain, conserve and enhance geodiversity.	Geodiversity is covered adequately in other polices	N/A

Sustainability Objectives	Policy 9 – Special Types of Waste	Assessment (positive/negative N/A)
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Protection of the landscape is covered adequately in other polices	N/A
8. To protect and improve air quality and reduce the impacts of noise.	Air quality and impacts of noise are covered adequately in other polices	N/A
9. To maintain, conserve and enhance soil quality.	Protection of soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage	There may be a potential adverse impact if new waste facilities result in the use of	Positive

Sustainability Objectives	Policy 9 – Special Types of Waste	Assessment (positive/negative N/A)
sustainable economic growth	employment land that could have been developed by other businesses which would provide greater employment opportunities locally. Conversely this policy allows for the provision of a network of waste management facilities locally which will assist in economic growth. Some employment opportunities may be provided through the provision of waste facilities.	
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	Local facilities for the management of special waste may reduce waste mileage. However, there may be local impacts on the transport network from new waste management facilities.	Positive/Negative
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	No specific effects	No specific effects
17. To sustain the health and quality of life of the population	Any waste management facility may have a negative impact or perceived impact on the quality of life of residents living close to it.	Negative
18. To enable safe access to countryside and open spaces.	No specific effects	No specific effects
Conclusion:	This policy allows for the management of specialist wastes locally which will contribute to self-sufficiency. New facilities may have a negative impact or perceived impact on the quality of life of residents living close to it. Protection of the environment and sensitive receptors is provided through other policies within the Waste Plan.	
Mitigation	Various changes have been made to the policy to improve its clarity.	
Monitoring:	Hazardous waste arising's (tpa) Capacity for managing hazardous waste	

Policy 10 – Decommissioning and Restoration of Winfrith

The Waste Planning Authority will work with Magnox, Purbeck District Council and statutory regulatory bodies to support the restoration of the Winfrith Nuclear Research Facility to its end state of open heathland with public access where this does not conflict with any on-going management responsibilities. In fulfilling this role the Waste Planning Authority will have regard to the following objectives:

a. For any waste disposal that is not destined for appropriate nuclear or other specialist off-site treatment or disposal routes, consideration should be given to on-site reuse or disposal where it would support the site's restoration, on condition that this does not conflict with the site's intended end state or otherwise create unacceptable impacts;
b. Temporary on-site storage of Low Level Waste and Intermediate Level Waste in existing safe facilities will continue until such times as the decommissioning programme and wider national waste management strategy allow for its movement to longer term storage facilities;
c. Use of the rail sidings should be maximised where it is feasible to do so, both for the export of materials and for the importation of equipment needed for decommissioning of the site and their retention post-decommissioning should be considered in the interests of securing a long term rail freight opportunity; and
d. The potential for access via Dorset Green Technology Park should be investigated, to minimise pressure from decommissioning traffic and waste movements upon Gatemore Road and to secure greater use of the A352, in the interests of highway safety and amenity. Restoration should also take account of how the site's configuration and access arrangements will establish a logical eastern boundary with Dorset Innovation Park.
e. The restoration programme should have regard to the opportunity for land at the northern end, which lies within the Dorset Innovation Park Enterprise Zone boundary, to be considered for uses which contribute to the Innovation Park's status as a strategic employment site.

A Supplementary Planning Document will be produced by the Waste Planning Authority to provide further details, guidance and principles for the decommissioning of the whole site for its next planned use in accordance with the policies of the Plan.

Sustainability Objectives	Policy 10 – Decommissioning and Restoration of Winfrith	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy promotes self-sufficiency as it allows for consideration of onsite reuse or disposal.	Positive
2. To maintain, conserve and enhance biodiversity	Biodiversity is covered specifically in other policies. The policy supports the restoration of the site to heathland which will have biodiversity benefits.	Positive
3. To maintain, conserve and enhance	Geodiversity is covered adequately in other polices	N/A

Sustainability Objectives	Policy 10 – Decommissioning and Restoration of Winfrith	Assessment (positive/negative N/A)
geodiversity.		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	Water quality is covered specifically in other polices	N/A
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Protection of the landscape is covered adequately in other polices	N/A
8. To protect and improve air quality and reduce the impacts of noise.	Air quality and impacts of noise are covered adequately in other polices. The use of the railway would help to support reduce impacts on local air quality.	N/A
9. To maintain, conserve and enhance soil quality.	Protection of soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	N/A	N/A

Sustainability Objectives	Policy 10 – Decommissioning and Restoration of Winfrith	Assessment (positive/negative N/A)
13. To encourage sustainable economic growth	The policy relates to the decommissioning of the site, which may generate job opportunities.	Positive
14. To adapt to and mitigate the impacts of climate change.	The use of the railway would help to support reductions in carbon emissions.	Positive
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	There may be local impacts on the transport network from the decommissioning activities, but the policy encourages minimisation of these impacts through creation of an access through the technology park. The policy also allows for onsite reuse and disposal which will help to reduce traffic movements.	Positive
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	The policy encourages use of the rail sidings for both the export of materials and for the importation of equipment needed for decommissioning of the site.	Positive
17. To sustain the health and quality of life of the population	The decommissioning activities could have a negative impact on quality of life through additional traffic movements, but the policy seeks to minimise these impacts. There may be a perceived impact on the quality of life of residents living close to the site from the management of radioactive waste.	Negative
18. To enable safe access to countryside and open spaces.	The policy supports the restoration of the site to heathland with public access, which will enable access to the countryside that is currently not possible.	Positive
Conclusion:	This policy seeks to ensure the Waste Planning Authority supports positive restoration of the Winfrith site which will deliver biodiversity and amenity benefits. It also enables the management of certain waste onsite, thereby contributing to self-sufficiency. The use of the railway would help to support reductions in carbon emissions as well as serving local air quality and amenity benefits. This, combined with the support for making use of Dorset Green for vehicular access, should also help to reduce transportation impacts and deliver highway safety and amenity advantages.	
Mitigation	Various changes have been made to provide further detail to the objectives set out, The Policy also commits to the preparation of an SPD which should provide additional sustainability benefits in the long term.	

Sustainability Objectives	Policy 10 – Decommissioning and Restoration of Winfrith	Assessment (positive/negative N/A)
Monitoring:	Production of SPD Restoration and decommissioning in line with policy	

Site Options – Maiden Newton Sewage Treatment Works

Sustainability Objectives	Option A – Extension to the North West	Option B – Extension to the North East	Option c – further extension to the north	Summary
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of an extension to the sewage treatment works would enable waste to be managed locally			
2. To maintain, conserve and enhance biodiversity	The proposed extension would bring the STW closer to the Langcombe Bottom SNCI	The proposed extension would bring the STW closer to the Langcombe Bottom SNCI	The proposed extension would bring the STW closer to the Langcombe Bottom SNCI	All options would bring the STW closer to the Langcombe Bottom SNCI
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	No specific effect	No specific effect	No specific effect	No specific effect
5. To reduce flood risk	No specific effect –	No specific effect –	No specific effect –	No specific effect – all options for extension are some

Sustainability Objectives	Option A – Extension to the North West	Option B – Extension to the North East	Option c – further extension to the north	Summary
and improve flood management.	the site is around 200m from FZ2 and FZ3.	the site is over 200m from FZ2 and FZ3.	the site is over 200m from FZ2 and FZ3.	distance from FZ2 and FZ3.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative - as the site has not been previously developed there may be archaeological potential. There may also be an impact on the setting of the nearby Scheduled Monument.	Negative - as the site has not been previously developed there may be archaeological potential. There may also be an impact on the setting of the nearby Scheduled Monument.	Negative - as the site has not been previously developed there may be archaeological potential. There may also be an impact on the setting of the nearby Scheduled Monument.	Negative – none of the sites have been previously developed so there may be archaeological potential. There may also be an impact on the setting of the nearby Scheduled Monument. It may be that option B is preferable since it is further from the Scheduled Monument.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – the site is in the Dorset AONB	Negative – the site is in the Dorset AONB	Negative – the site is in the Dorset AONB	Negative – all options are within the Dorset AONB however option A may give less of an impact. The third option has been developed to minimise impact on landscape through mitigation.
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. There are very few residential properties or other sensitive receptors in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are very few residential properties or other sensitive receptors in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are very few residential properties or other sensitive receptors in the immediate vicinity.	Negative – the development would not reduce impacts of noise. There are very few residential properties or other sensitive receptors in the immediate vicinity.

Sustainability Objectives	Option A – Extension to the North West	Option B – Extension to the North East	Option c – further extension to the north	Summary
9. To maintain, conserve and enhance soil quality.	Negative - As the site has not been previously developed there would be a loss of soil. The land is grade 3 - good to moderate quality agricultural land	Negative - As the site has not been previously developed there would be a loss of soil. The land is grade 3 - good to moderate quality agricultural land	Negative - As the site has not been previously developed there would be a loss of soil. The land is grade 3 - good to moderate quality agricultural land	Negative - As the site has not been previously developed there would be a loss of soil. The land is grade 3 - good to moderate quality agricultural land
11. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
13. To encourage sustainable economic growth	Positive – extension of the existing site would ensure the provision of an appropriate network of facilities and support growth.	Positive – extension of the existing site would ensure the provision of an appropriate network of facilities and support growth.	Positive – extension of the existing site would ensure the provision of an appropriate network of facilities and support growth.	Positive – extension of the existing site would ensure the provision of an appropriate network of facilities and support growth.
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	No specific effects	No specific effects	No specific effects	No specific effects
16. To support and encourage the use of	N/A	N/A	N/A	N/A

Sustainability Objectives	Option A – Extension to the North West	Option B – Extension to the North East	Option c – further extension to the north	Summary
sustainable transport modes, imposing no unmitigated negative impacts on them.				
17. To sustain the health and quality of life of the population	The expansion of the STW will facilitate the sustainable management of waste through appropriate facilities Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the vicinity.	The expansion of the STW will facilitate the sustainable management of waste through appropriate facilities Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the vicinity.	The expansion of the STW will facilitate the sustainable management of waste through appropriate facilities Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the vicinity.	The expansion of the STW will facilitate the sustainable management of waste through appropriate facilities Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. There are a limited number of residential properties in the vicinity.
18. To enable safe access to countryside and open spaces.	No specific effects	No specific effects	No specific effects	No specific effects
Site Summary:	The expansion of the STW will facilitate the	The expansion of the STW will facilitate the	The expansion of the STW will facilitate the	

Sustainability Objectives	Option A – Extension to the North West	Option B – Extension to the North East	Option c – further extension to the north	Summary
	sustainable management of waste through appropriate facilities and support growth. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. However, there are a limited number of residential properties in the vicinity. The site is in the AONB and the proposed extension would bring the STW closer to the Langcombe Bottom SNCI.	sustainable management of waste through appropriate facilities and support growth. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. However, there are a limited number of residential properties in the vicinity. The site is in the AONB and the proposed extension would bring the STW closer to the Langcombe Bottom SNCI.	sustainable management of waste through appropriate facilities and support growth. Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. However, there are a limited number of residential properties in the vicinity. The site is in the AONB, however this option has been put forward in an attempt to mitigate impacts.	
Deliverability/Viability	Wessex Water have started discussions with the land owner regarding acquisition of the land that is required – no issues of deliverability have been identified.			
Conclusion:	All options for an extension to Maiden Newton sewage treatment works would facilitate the sustainable management of waste through appropriate facilities and support growth. All sites are a similar distance from residential properties, the			

Sustainability Objectives	Option A – Extension to the North West	Option B – Extension to the North East	Option c – further extension to the north	Summary
	SNCI and are both in the AONB. Option B is further away from the Scheduled Ancient Monument and so may have less impact on its setting, however is likely to have wider landscape impacts. The additional site has been put forward to ensure that there is sufficient space within the allocation to incorporate landscape mitigation measures.			
Proposed Site Allocation	Option C – Further extension to the north should allow for mitigation to acceptable levels			
Mitigation/Development Considerations	See detailed 'Development Considerations' set out in Waste Plan.			
Monitoring:	Number of applications permitted/refused on allocated sites			

Site Options – Gillingham Sewage Treatment Works

Sustainability Objectives	**Gillingham North Western Extension**	**Assessment (positive/negative N/A)**
1. To move waste management up the waste hierarchy and promote net self sufficiency	The provision of an extension to the sewage treatment works would enable waste to be managed locally.	Positive
2. To maintain, conserve and enhance biodiversity	No specific effect	No specific effect
3. To maintain, conserve and enhance geodiversity.	No specific effect	No specific effect
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water	No specific effect	No specific effect

Sustainability Objectives	Gillingham North Western Extension	Assessment (positive/negative N/A)
in a sustainable way.		
5. To reduce flood risk and improve flood management.	No specific effect – the extension area lies within FZ1, land within the existing site and to the northeast is FZ2 and 3	No specific effect
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	Negative – potential site of archaeological interest	Negative
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Negative – likely to be impacts on the open countryside	Negative
8. To protect and improve air quality and reduce the impacts of noise.	Negative – the development would not reduce impacts of noise. The extension area would bring the STW closer to residential properties than the existing site	Negative
9. To maintain, conserve and enhance soil quality.	Negative - As the site has not been previously developed there would be a loss of soil. The land is grade 3 - good to moderate quality agricultural land	Negative
11. To promote the use of alternative materials.	N/A	N/A

Sustainability Objectives	Gillingham North Western Extension	Assessment (positive/negative N/A)
13. To encourage sustainable economic growth	Positive – extension of the existing site would ensure the provision of an appropriate network of facilities and support growth within Gillingham	Positive
14. To adapt to and mitigate the impacts of climate change.	No specific effects	No specific effects
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	No specific effects	No specific effects
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	The expansion of the STW will facilitate the sustainable management of waste through appropriate facilities Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. The extension area would bring the STW closer to residential properties than the existing site.	Positive/negative
18. To enable safe access to countryside and open spaces.	Negative – a pubic right of way runs through the north west corner of the site and would need to be diverted.	Negative
Conclusion:	Extending the existing site would contribute to the provision of an appropriate network of facilities and support growth within Gillingham. The extension area would bring the STW closer to residential properties than the existing site however there is unlikely to be an alternative as FZ2 and FZ3 extend to the northeast of the existing facility.	

Sustainability Objectives	Gillingham North Western Extension	Assessment (positive/negative N/A)
Deliverability/Viability	The land is in private ownership, no issues with deliverability	
Proposed Site Allocation	Site to be taken forward for allocation subject to mitigation	
Mitigation/Development Considerations	See detailed 'Development Considerations' set out in the Waste Plan.	
Monitoring:	Number of applications permitted/refused on allocated sites	

Policy 11 – Waste water and sewage treatment works

Applications for new sites, extensions to, or significant redevelopment of, existing sites required to provide public water supplies or process sewage and waste water will be permitted where all of the following criteria are met:

a. the facility will contribute to the establishment of an integrated and adequate network of sewage treatment installations and is capable of meeting the demands of the future development and population it is intended to serve
b. the proposed site (including in the case of pipelines, the surface or sub-surface routes) would not have an unacceptable impact that would adversely affect the environment; and ~~is the least environmentally damaging practicable option~~
c. in the case of sewer or waste water outfalls to rivers or coastal waters, the location, use of, and discharge from the outfall would not be unacceptably detrimental to the amenity of nearby residents, established recreational or tourist facilities, nature conservation interests, or fisheries

Sustainability Objectives	Policy 11 – Waste water and sewage treatment works	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy allows for waste to be managed in local sewage treatment facilities.	Positive
2. To maintain, conserve and enhance biodiversity	This policy does not specifically seek to maintain, conserve or enhance biodiversity. However, it should ensure that there are no unacceptable detrimental impacts on nature conservation interests. Given that this policy may result in large scale development there is the possibility of significant effects on European sites.	Uncertain
3. To maintain, conserve and enhance geodiversity.	No specific effects	No specific effects

Sustainability Objectives	Policy 11 – Waste water and sewage treatment works	Assessment (positive/negative N/A)
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	This policy does not specifically seek to maintain, conserve or enhance water quality. However it should ensure that there are no unacceptable detrimental impacts.	Positive
5. To reduce flood risk and improve flood management.	Flooding is covered adequately in other polices	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	The historic environment is covered adequately in other polices	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	Protection of the landscape is covered adequately in other polices	N/A
8. To protect and improve air quality and reduce the impacts of noise.	Air quality and impacts of noise are covered adequately in other polices	N/A
9. To maintain, conserve and enhance soil quality.	Protection of soil is covered adequately in other polices	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage	There may be a potential adverse impact if new waste facilities result in the use of	Negative/Positive

Sustainability Objectives	Policy 11 – Waste water and sewage treatment works	Assessment (positive/negative N/A)
sustainable economic growth	employment land that could have been developed by other businesses which would provide greater employment opportunities locally. Conversely this policy allows for the provision of a network of sewage treatment facilities locally which will be important to future development in the Plan area.	
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	No specific effects	No specific effects
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	No specific effects	No specific effects
17. To sustain the health and quality of life of the population	This policy will assist in the provision of a network of sewage treatment facilities which will have a positive impact of the overall quality of life of the community. However, any waste management facility may have a negative impact or perceived impact on the quality of life of residents living close to it.	Negative/Positive
18. To enable safe access to countryside and open spaces.	No specific effects	No specific effects
Conclusion:	This policy will assist in the provision of a network of local sewage treatment facilities; this will support future development in the Plan area. Inevitably new facilities or extensions to existing facilities may have a negative impact or perceived impact on the quality of life of residents living close to it. However, this policy supported by other policies Waste Plan should provide adequate protection.	
Mitigation	Scope of policy widened to cover waste water as well as sewage treatment works. Inclusion of greater protection of the environment.	
Monitoring:	Arising's of dry solid sewage (tpa)	

Chapter 12 – Development management

Policy 12 – Transport and access

Proposals for waste management facilities which could have an adverse impact as a consequence of the traffic generated will be permitted where it is demonstrated, through a Transport Assessment that:

a. a safe access to the proposed site is provided;
~~b. that there are appropriate routes to the strategic road network with sufficient capacity and where necessary transport improvements will be provided to overcome any adverse impact on the strategic, primary and/or local road network~~
~~c. developers will provide the funding for any highway and transport network improvements necessary to mitigate or compensate any adverse impact on the safety, capacity and use of a highway, railway, cycle way or public right of way and that these improvements will be delivered in a timely manner: and~~
~~d. the proposal, where possible, has direct access or suitable links with the Dorset Freight Route Network~~

b. the development makes provision for any highway and transport network improvements necessary to mitigate or compensate for any significant adverse impacts on the safety, capacity and use of a highway, railway, cycle way or public right of way. Where they are in the control of the developer, improvements will be delivered in a timely manner;

Where possible, proposals should have direct access or suitable links with the Dorset Advisory Lorry Route Network. Where this is not possible, appropriate routes to the strategic road network should be utilised. Where necessary transport improvements will be provided to overcome any significant, adverse impacts, on the strategic, primary and/or local road network.

Sustainable transportation should be explored and used where possible, practical and environmentally acceptable. This could include minimising distances travelled by road and maximising the use of alternative transport modes to road transport. Where proposals are likely to generate significant employment opportunities sites should enable the use of public transport where practical.

Sustainability Objectives	Policy 12 – Transport and access	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	N/A	N/A

Sustainability Objectives	Policy 12 – Transport and access	Assessment (positive/negative N/A)
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	N/A	N/A
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A

Sustainability Objectives	Policy 12 – Transport and access	Assessment (positive/negative N/A)
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	This policy specifically addresses the impacts of traffic generated by waste management proposals and seeks to minimise and mitigate impacts. This includes the provision of a safe access and the provision of necessary transport improvements or mitigation.	Positive
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	This policy required proposals to explore and wherever possible use sustainable transportation.	Positive
17. To sustain the health and quality of life of the population	N/A	N/A
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy specifically addresses the impacts of traffic generated by waste management proposals and seeks to minimise and mitigate impacts. This is important since waste management facilities can generate significant traffic movements.	
Mitigation	Various changes have been made to the policy to improve its clarity.	
Monitoring:	Number of applications accompanied by a Transport Assessment	

Policy 13 – Amenity and quality of life

Proposals for waste management facilities will be permitted where it is demonstrated that any potential adverse impacts on amenity arising from the operation of the facility and any associated transport can be satisfactorily avoided or mitigated to an acceptable level, having regard to sensitive receptors, specifically addressing all, but not limited to, ~~of~~ the following criteria:

a. noise and vibration
b. airborne emissions, including dust
c. odour
d. litter and windblown materials
e. vermin, birds and pests
f. lighting, loss of light;
g. loss of privacy;
h. visual impact
i. site related traffic impacts
j. stability of the land at and around the site, both above and below ground level.

Sustainability Objectives	Policy 13 – Amenity and quality of life	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	Biodiversity is covered specifically in other polices	N/A
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A

Sustainability Objectives	Policy 13 – Amenity and quality of life	Assessment (positive/negative N/A)
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	This policy specifically aims to avoid or mitigate against visual impacts which should assist in the maintenance of landscape character.	Positive
8. To protect and improve air quality and reduce the impacts of noise.	This policy specifically aims to avoid or mitigate against air emissions, noise, vibration and odour.	Positive
9. To maintain, conserve and enhance soil quality.	N/A	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network,	This policy specifically aims to avoid or mitigate site related traffic impacts which should assist in minimising the negative impacts of waste transport	Positive

Sustainability Objectives	Policy 13 – Amenity and quality of life	Assessment (positive/negative N/A)
mitigating any residual impacts.		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	This policy specifically aims to avoid or mitigate impacts on amenity which should work towards the objective and sustain the quality of life of the population. Additional criteria are suggested to widen the scope of policy	Positive – additional criteria to wider policy scope
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy focuses on the avoidance or mitigation of impacts from the development of a waste facility. It has a positive impact in terms of protecting the quality of life of local populations. The policy complements the other development management policies.	
Mitigation	Various changes have been made to the policy to widen its scope	
Monitoring:	% of planning decision making reference to policy	

Policy 14 – Landscape & design quality

Proposals for waste management facilities will be permitted where they are compatible with their setting and would enhance the character and quality of the landscape.

Proposals for waste management facilities should achieve this through:

a. sympathetic design and location;
b. appropriate use of scale, form, mass, layout, detailing, materials and building orientation; and
c. avoidance, or if this is not possible, acceptable mitigation of adverse impacts on the landscape.

Great weight will be given to conserving the scenic beauty of Areas of Outstanding Natural Beauty, National Parks and the Outstanding Universal Value of the World Heritage Site, and their settings. Permission will only be granted for waste developments that do not result in unacceptable adverse impacts upon the special qualities that underpin the relevant designation. Proposals for major development in such areas will only be granted in exceptional circumstances and where it can be demonstrated that they are in the public interest. where there are no suitable alternatives for meeting the need. Consideration will be given to the sustainability benefits of siting a development that meets a local need within an Area of Outstanding Natural Beauty.

Sustainability Objectives	Policy 14 – Landscape & design quality	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	N/A	N/A
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other	N/A	N/A

Sustainability Objectives	Policy 14 – Landscape & design quality	Assessment (positive/negative N/A)
locally distinctive features and their settings).		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	This policy specifically aims to protect the character and quality if the local area and its setting. The policy also gives great weight to conserving the scenic beauty of AONB's and other landscape designations.	Positive
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health	N/A	N/A

Sustainability Objectives	Policy 14 – Landscape & design quality	Assessment (positive/negative N/A)
and quality of life of the population		
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy is focused on mitigating impacts on the landscape. It therefore has a positive impact in terms of enhancing landscape character and protecting designated landscapes. It complements the other development management polices.	
Mitigation	Amendment to policy to allow for facilities in exceptional circumstances where there are no suitable alternatives.	
Monitoring:	% of planning decision making reference to policy	

Policy 15 – Sustainable construction and operation of facilities

Proposals for built waste management facilities will be expected to demonstrate that the site design, layout and operation take account of climate change mitigation and resilience through:

a. the use of sustainable construction practises including measures to reduce the use of primary materials in the construction of new facilities and the alteration of existing facilities;
b. reducing water demand by considering water efficiency in the design and operation of the facility;
c. utilising landscape design to offset carbon emissions and regulate extremes in temperature;
d. minimising energy demand and heat loss by considering energy efficiency in the design and operation of all new built development; and
e. making provision for the use of renewable and/or low carbon energy.

Sustainability Objectives	Policy 15 – Sustainable construction and operation of facilities	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	N/A	N/A

Sustainability Objectives	Policy 15 – Sustainable construction and operation of facilities	Assessment (positive/negative N/A)
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	This policy required waste management facilities consider water efficiency in the design and operation of built development	Positive
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	N/A	N/A
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A

Sustainability Objectives	Policy 15 – Sustainable construction and operation of facilities	Assessment (positive/negative N/A)
11. To promote the use of alternative materials.	This policy requires proposals for waste management facilities to minimise the use of primary materials in its construction which supports this objective.	Positive
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	This policy specifically requires proposals for waste management facilities to take account of climate change mitigation and resilience through site design, layout and operation.	Positive
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	N/A	N/A
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy and should contribute to the reduction of the harmful effects of climate change. It has a positive impact ensuring that waste management facilities are developed sustainably.	
Mitigation	None	
Monitoring:	% of planning decision making reference to policy	

Policy 16 – Natural resources

Proposals for waste management facilities will be permitted where all of the following criteria are met:

a. it can be demonstrated that the quality and quantity of water resources (including ground, surface, transitional and coastal waters) would not be adversely impacted and/or would be adequately mitigated;
b. ground conditions are shown to be suitable
c. site soils would be adequately protected and/or improved and
d. there would not be a loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless the environmental, social and/or economic benefits of the proposal outweigh this loss and it can be demonstrated that the proposals has avoided the highest grades of land.

Sustainability Objectives	**Policy 16 – Natural resources**	**Assessment (positive/negative N/A)**
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	This policy ensures that there would be no unacceptable impact on natural resources with a significant ecological value.	Positive
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	This policy ensures that there would be no unacceptable impact on water resources, rivers and other water courses.	Positive
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites,	N/A	N/A

Sustainability Objectives	Policy 16 – Natural resources	Assessment (positive/negative N/A)
historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	N/A	N/A
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	This policy ensures that there would be no unacceptable impact on soil and that there would not be a loss of the best and most versatile agricultural land.	Positive
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport	N/A	N/A

Sustainability Objectives	Policy 16 – Natural resources	Assessment (positive/negative N/A)
modes, imposing no unmitigated negative impacts on them.		
17. To sustain the health and quality of life of the population	N/A	N/A
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy is focused on managing impacts on water and soil resources. It has a positive impact in protecting and enhancing the water environment and best and most versatile land. This policy complements the other development management policies.	
Mitigation	None	
Monitoring:	% of planning decision making reference to policy	

Policy 17 – Flood risk

Proposals for new waste management facilities within Flood Zones 2 and 3 and of one hectare or greater within Flood Zone 1 must be accompanied by a Flood Risk Assessment (FRA). This must take into account cumulative effects with other existing or proposed development.

Proposals for waste management facilities will be permitted where all of the following criteria are met:

a. they would not be at significant risk of flooding
b. mitigation measures are provided, where a risk of flooding is identified, so that there would not be an increased risk of flooding on the site or elsewhere
c. they are compatible with Catchment Flood Management Plans and/or Shoreline Management Plans and the integrity of functional floodplains is maintained
d. appropriate measures are incorporated or provided to manage surface water run-off including, where appropriate, the use of sustainable drainage systems (SUDS) and
e. they would not have an unacceptable impact on the integrity of sea, tidal, or fluvial flood defences, or impede access for future maintenance and improvements of such defences.

Sustainability Objectives	Policy 17 – Flood risk	Assessment (positive/negative N/A)

Sustainability Objectives	Policy 17 – Flood risk	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	N/A	N/A
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	This policy is focused on flood risk and should ensure, through mitigation, that there is no increased flood risk.	Positive
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A
7. To maintain, conserve and enhance the landscape, including	N/A	N/A

Sustainability Objectives	Policy 17 – Flood risk	Assessment (positive/negative N/A)
townscape, seascape and the coast.		
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	N/A	N/A
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy is focused on flood risk. It has a positive impact and should ensure that there is no increased flood risk	

Sustainability Objectives	Policy 17 – Flood risk	Assessment (positive/negative N/A)
	resulting from the development of waste facilities.	
Mitigation	None	
Monitoring:	% of planning decision making reference to policy	

Policy 18 – Biodiversity and geological interest

Proposals for waste management facilities must not adversely affect the integrity of European or Ramsar or other internationally designated sites, either alone or in combination with other plans and projects, unless the tests set out under Article 6(4) of the Habitats Directive/Regulation 62 of the Conservation of Habitats and Species Regulations (2010) are met.

Proposals for waste management facilities which do not adversely affect the integrity of European or Ramsar sites or other internationally designated sites will only be permitted where adverse impacts on biodiversity and/or geodiversity will be:

i. avoided; or
ii. where an adverse impact cannot be avoided, the impact will be adequately mitigated; or
iii. where adverse impacts cannot be avoided or adequately mitigated, compensation will result in the maintenance or enhancement of biodiversity / geodiversity.

Wherever practicable ~~possible~~, proposals should enhance biodiversity and geological interest.

Proposals should be accompanied by an objective assessment of the potential effects of the development on features of biodiversity and/or geological interest, taking into account cumulative impacts with other development and the potential impacts of climate change.

In addition, the assessment must have particular regard to the need to protect, maintain and / or enhance sites and species of international and national importance, in accordance with the relevant statutory requirements. It should also consider the potential for existing habitats on the site to be restored to higher quality habitats, where relevant.

The assessment must also demonstrate how the proposal intends to address the need to maintain and/or enhance features of local and regional importance including Sites of Nature Conservation Interest. The proposals should seek to achieve this wherever practicable ~~possible~~ and consistent with viable development.

Sustainability Objectives	Policy 18 – Biodiversity and geological interest	Assessment (positive/negative N/A)

Sustainability Objectives	Policy 18 – Biodiversity and geological interest	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	This policy specifically aims to protect and wherever possible enhance biodiversity. However, given opportunity for large scale waste management development brought about by the Waste Plan site allocations there is the possibility of significant effects on European sites.	Uncertain
3. To maintain, conserve and enhance geodiversity.	This policy specifically aims to protect geodiversity.	Positive
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A

Sustainability Objectives	Policy 18 – Biodiversity and geological interest	Assessment (positive/negative N/A)
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	N/A	N/A
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	N/A	N/A
18. To enable safe access	N/A	N/A

Sustainability Objectives	Policy 18 – Biodiversity and geological interest	Assessment (positive/negative N/A)
to countryside and open spaces.		
Conclusion:	This policy is focused on protecting and enhancing biodiversity and geodiversity and overall should have a positive impact. The policy complements the other development management policies.	
Mitigation	Additional text to ensure protection of European Sites has been included in other Waste Plan policies that promote the development of waste management facilities. Minor amendments to Policy 18 to improve clarity of policy and update legislation.	
Monitoring:	% of planning decision making reference to policy	

Policy 19 – Historic Environment

Proposals for waste management facilities will be permitted where it is demonstrated that heritage assets and their settings will be conserved and enhanced in a manner appropriate to their significance. Adverse impacts on heritage assets should be avoided or mitigated to an acceptable level. Where a proposal would result in significant harm to a heritage asset, it will only be permitted if it is demonstrated that there are exceptional circumstances.

Proposals that may affect archaeological remains should be accompanied by an appropriate archaeological assessment and, where necessary, a field evaluation.

Where the presence of historic assets of national significance is proven, either through designation or a process of assessment, their preservation in situ will be required. Any other historic assets should be preserved in situ if possible, or otherwise by record.

Sustainability Objectives	Policy 19 – Historic Environment	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	N/A	N/A
3. To maintain, conserve and enhance	N/A	N/A

Sustainability Objectives	Policy 19 – Historic Environment	Assessment (positive/negative N/A)
geodiversity.		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	This policy specifically aims to conserve and avoid adverse impacts on heritage assets and their setting.	Positive
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	N/A	N/A
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A
11. To promote the use of alternative materials.	N/A	N/A

Sustainability Objectives	Policy 19 – Historic Environment	Assessment (positive/negative N/A)
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	N/A	N/A
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy is focused on the conservation and avoidance of adverse impacts on heritage assets and their setting and directly addresses this sustainability objective. The policy complements the other development management policies.	
Mitigation	Additional text has been added to refer to exceptional circumstances	
Monitoring:	% of planning decision making reference to policy	

Policy 20 - Airfield safeguarding areas

Proposals for waste management facilities partly or completely within an following Airfield Safeguarding Area will only be permitted where the applicant can demonstrate that the proposed development and, where relevant, restoration and afteruse of the site, will not give rise to new or increase hazards to aviation.

Sustainability Objectives	Policy 20 – Airfield safeguarding areas	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	N/A	N/A
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A
7. To maintain, conserve and enhance the landscape, including	N/A	N/A

Sustainability Objectives	Policy 20 – Airfield safeguarding areas	Assessment (positive/negative N/A)
townscape, seascape and the coast.		
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	N/A	N/A
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	There are no specific effects in relation to the sustainability objectives from this policy. This policy is included for health	

Sustainability Objectives	Policy 20 – Airfield safeguarding areas	Assessment (positive/negative N/A)
	and safety purposes, to protect aircraft from bird strike.	
Mitigation	None	
Monitoring:	% of planning decision making reference to policy	

Policy 21 – South East Dorset Green Belt

Waste management facilities will only be permitted in the South East Dorset Green Belt where:

a. it is does not constitute inappropriate development; or
b. they would serve to support an established waste facility and deliver operational and/or amenity improvements; and
c. there is a need for the development to an extent that would be deemed by the Waste Planning Authority to demonstrate very special circumstances, and that need cannot be met by alternative suitable non-Green Belt sites; and
d. the restoration of the site, where relevant, is appropriate to the inclusion of the land in the Green Belt and enhances the beneficial use of the Green Belt.

Sustainability Objectives	Policy 21 – South East Dorset Green Belt	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	N/A	N/A
3. To maintain, conserve and enhance geodiversity.	N/A	N/A

Sustainability Objectives	Policy 21 – South East Dorset Green Belt	Assessment (positive/negative N/A)
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	This policy seeks to protect the open character of the South East Dorset Green Belt from inappropriate development where there are no alternative suitable non-Green Belt sites.	Positive
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A
12. To promote the use of alternative materials.	N/A	N/A
19. To encourage	N/A	N/A

Sustainability Objectives	Policy 21 – South East Dorset Green Belt	Assessment (positive/negative N/A)
sustainable economic growth		
20. To adapt to and mitigate the impacts of climate change.	N/A	N/A
21. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
22. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
23. To sustain the health and quality of life of the population	N/A	N/A
24. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy seeks to protect the open character of the South East Dorset Green Belt from inappropriate development which is covered by the sustainability objective relating to landscape conservation. The policy complements the other development management policies.	
Mitigation	To allow for improvements to established waste management facilities, located in the green belt, an additional criterion has been added.	
Monitoring:	% of planning decision making reference to policy	

Policy 22 – Waste from new developments

Proposals for major development should:

a. demonstrate that the waste arising from construction, demolition and excavation works will be minimised and managed in accordance with the waste hierarchy;
b. incorporate facilities into the design that allow occupiers to separate and store waste for recycling and recovery on-site; and
c. demonstrate that there is adequate capacity available at sewage treatment facilities or suitable arrangements are made for their provision; and
~~d. include adequate provision for the management of the anticipated waste arisings.~~

Financial contributions towards the off-site provision of adequate waste management infrastructure to accommodate a non-waste development may be required where the Waste Planning Authority considers this necessary, unless it is demonstrated that existing waste management infrastructure serving the development is adequate.

Sustainability Objectives	Policy 22 – Waste from new developments	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	This policy supports this objective as it requires waste from major non-waste developments to be managed in accordance with the waste hierarchy.	Positive
2. To maintain, conserve and enhance biodiversity	N/A	N/A
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites,	N/A	N/A

Sustainability Objectives	Policy 22 – Waste from new developments	Assessment (positive/negative N/A)
historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	N/A	N/A
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport	N/A	N/A

Sustainability Objectives	Policy 22 – Waste from new developments	Assessment (positive/negative N/A)
modes, imposing no unmitigated negative impacts on them.		
17. To sustain the health and quality of life of the population	N/A	N/A
18. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy focuses on the management of waste from major non-waste developments and supports the principles of the Waste Hierarchy.	
Mitigation	Amendments to specifically refer to financial contributions for waste infrastructure.	
Monitoring:	Number of major non-waste applications including a waste audit statement Contributions for waste infrastructure received	

Policy 23 – Restoration, aftercare & afteruse

Proposals for waste management development which do not constitute a permanent use of land will only be permitted where the Waste Planning Authority is satisfied that acceptable restoration and aftercare measures will be implemented at the earliest practicable opportunity, either in a phased manner during operation or immediately on completion of the operational life of the development.

Proposals should have regard to the Landscape Management Guidelines and contribute to the targets of the Dorset Biodiversity Strategy.

Sustainability Objectives	Policy 23 – Restoration, aftercare & afteruse	Assessment (positive/negative N/A)
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A
2. To maintain, conserve and enhance biodiversity	This policy seeks to achieve acceptable restoration and aftercare measures and may contribute to the targets set out in the Dorset Biodiversity Strategy.	Positive

Sustainability Objectives	Policy 23 – Restoration, aftercare & afteruse	Assessment (positive/negative N/A)
3. To maintain, conserve and enhance geodiversity.	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
5. To reduce flood risk and improve flood management.	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	This policy seeks to achieve acceptable restoration and aftercare measures and should have regard to the Landscape Management Guidlines	Positive
8. To protect and improve air quality and reduce the impacts of noise.	N/A	N/A
9. To maintain, conserve and enhance soil quality.	N/A	N/A

Sustainability Objectives	Policy 23 – Restoration, aftercare & afteruse	Assessment (positive/negative N/A)
11. To promote the use of alternative materials.	N/A	N/A
13. To encourage sustainable economic growth	N/A	N/A
14. To adapt to and mitigate the impacts of climate change.	N/A	N/A
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
17. To sustain the health and quality of life of the population	This policy requires for restoration at the earliest practical opportunity which may provide benefits to the quality of life of the population.	Positive
18. To enable safe access to countryside and open spaces.	This policy requires for restoration at the earliest practical opportunity which may provide benefits in terms of access to the countryside.	Positive
Conclusion:	This policy seeks to achieve acceptable restoration and aftercare measures at the earliest opportunity which will provide positive environmental and social benefits.	
Mitigation	None	
Monitoring:	Applications for temporary facilities refer to landscape management guidelines and Dorset Biodiversity Strategy.	

Policy 24 – Safeguarding waste facilities

Local planning authorities will consult the Waste Planning Authority on proposals for non-waste development within the Waste Consultation Areas, except for development defined as 'excluded' as set out in Appendix 5.

The Waste Planning Authority will resist the loss of or impact on Safeguarded Waste Facilities, through redevelopment or change of use, either on the site or within the Waste Consultation Area, for any purposes other than waste management, unless there would be no adverse impact on the current or future operation of the safeguarded waste facility.

The applicant should demonstrate to the satisfaction of the Waste Planning Authority that:

a. the proposal incorporates careful design, layout and mitigation to ensure that there are no unacceptable impacts from the waste site on the non-waste development; or
b. redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that outweigh the retention of the site or the infrastructure for waste use;

~~Existing waste management sites, sites with planning permission for waste management activities and sites allocated for waste related uses will be safeguarded from redevelopment, change of use, or sterilisation by other forms of development, including those that would introduce development which is sensitive to waste management facilities into areas where it could be impacted unacceptably by the operation of such facilities.~~

~~Proposals for non-waste development that could prejudice a safeguarded waste site will only be permitted if is demonstrated to the Waste Planning Authority that one or more of the following circumstances apply:~~

~~1. careful design, layout and mitigation will ensure that there are no unacceptable impacts from the waste site on the non-waste development;~~
~~2. the waste site or infrastructure is no longer needed or unsuitable for continued waste use;~~
~~3. redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that outweigh the retention of the site or the infrastructure for waste use;~~

or the Waste Planning Authority should be satisfied that:

c. a suitable replacement waste management site or infrastructure has been identified and permitted.
d. there is no longer an identified need for the facility or site across any form of waste arising in Bournemouth, Dorset and Poole.

Sustainability Objectives	Policy 24 – Safeguarding waste facilities	Assessment (positive/negative N/A)
10. To move waste management up the waste hierarchy and	This policy aims to protect existing waste management facilities from non-waste development which will assist in the achievement of self sufficiency.	Positive

Sustainability Objectives	Policy 24 – Safeguarding waste facilities	Assessment (positive/negative N/A)
promote net self sufficiency		
11. To maintain, conserve and enhance biodiversity	N/A	N/A
12. To maintain, conserve and enhance geodiversity.	N/A	N/A
13. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	N/A	N/A
14. To reduce flood risk and improve flood management.	N/A	N/A
15. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A
16. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	N/A	N/A
17. To protect and improve	N/A	N/A

Sustainability Objectives	Policy 24 – Safeguarding waste facilities	Assessment (positive/negative N/A)
air quality and reduce the impacts of noise.		
18. To maintain, conserve and enhance soil quality.	N/A	N/A
12. To promote the use of alternative materials.	N/A	N/A
19. To encourage sustainable economic growth	This policy allows for the protection of a network of waste management facilities which is important for use by local business and communities. Conversely, this policy enables the MPA to resist development which may have an impact on the waste facility. This may have a negative impact on economic growth.	Positive/Negative
20. To adapt to and mitigate the impacts of climate change.	N/A	N/A
21. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	N/A	N/A
22. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A
23. To sustain the health and quality of life of the population		N/A
24. To enable safe access to countryside and open spaces.	N/A	N/A
Conclusion:	This policy specifically aims to protect existing waste management facilities from non-waste development which will ensure a network of facilities within the Plan areas and assist in the achievement of self sufficiency. This policy enables the WPA to resist development which may have an impact on an existing waste facility. This may have a negative impact	

Sustainability Objectives	Policy 24 – Safeguarding waste facilities	Assessment (positive/negative N/A)
	on the economy if it results in the loss of new non waste development.	
Mitigation	Various amendments to improve the clarity of the policy	
Monitoring:	Number of consultations on relevant applications. Proportion of consultations where objections have been made on safeguarding grounds.	

Options for consultation zones around safeguarded sites

Consideration was given to a consultation zone of 250m around safeguarded sites and the implications of a more limited level of safeguarding and a wider consultation zone.

Sustainability Objectives	Consultation Zone < 250m circa 100m	Consultation Zone 250m	Consultation Zone >250m circa 500m	Assessment
1. To move waste management up the waste hierarchy and promote net self sufficiency	A consultation zone would protect existing waste management facilities from non-waste development which will assist in the achievement of self sufficiency. Level of protection would be limited with this option.	A consultation zone would protect existing waste management facilities from non-waste development which will assist in the achievement of self sufficiency.	A consultation zone would protect existing waste management facilities from non-waste development which will assist in the achievement of self sufficiency. Level of protection would be increased with this option.	Positive - All options would provide protection for existing waste management facilities from encroachment by non-waste development. The greater the consultation zone the greater the protection.
2. To maintain, conserve and enhance biodiversity	N/A	N/A	N/A	N/A
3. To maintain, conserve and enhance geodiversity.	N/A	N/A	N/A	N/A
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage	N/A	N/A	N/A	N/A

Sustainability Objectives	Consultation Zone < 250m circa 100m	Consultation Zone 250m	Consultation Zone >250m circa 500m	Assessment
the consumption of water in a sustainable way.				
5. To reduce flood risk and improve flood management.	N/A	N/A	N/A	N/A
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	N/A	N/A	N/A	N/A
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	N/A	N/A	N/A	N/A
8. To protect and improve air quality and reduce the impacts of noise.	A consultation zone would allow the MPA to object/recommend mitigation to reduce impacts on new development in the vicinity of waste facilities. Level of safeguarding would be limited with this option.	A consultation zone would allow the MPA to object/recommend mitigation to reduce impacts on new development in the vicinity of waste facilities. Level of safeguarding would be limited with this option.	A consultation zone would allow the MPA to object/recommend mitigation to reduce impacts on new development in the vicinity of waste facilities. Level of protection would be increased with this option.	Positive - All options would provide protection for existing waste management facilities from encroachment by non-waste development. The greater the consultation zone the greater the protection.
9. To maintain, conserve and enhance soil	N/A	N/A	N/A	N/A

Sustainability Objectives	Consultation Zone < 250m circa 100m	Consultation Zone 250m	Consultation Zone >250m circa 500m	Assessment
quality.				
12. To promote the use of alternative materials.	N/A	N/A	N/A	N/A
19. To encourage sustainable economic growth	A consultation zone allows for the protection of a network of waste management facilities which is important for use by local business and communities. Conversely, this approach enables the MPA to resist development which may have an impact on the waste facility. This may have a negative impact on economic growth. Level of safeguarding would be limited with this option and may result in encroachment.	A consultation zone allows for the protection of a network of waste management facilities which is important for use by local business and communities. Conversely, this approach enables the MPA to resist development which may have an impact on the waste facility. This may have a negative impact on economic growth. A consultation zone of 250m may provide an appropriate level of safeguarding without resulting in a significant number of consultations, placing too heavy a burden on the local planning authorities.	A consultation zone allows for the protection of a network of waste management facilities which is important for use by local business and communities. Conversely, this approach enables the MPA to resist development which may have an impact on the waste facility. This may have a negative impact on economic growth. A consultation zone of 500m may resulting in a significant number of consultations, placing too heavy a burden on the local planning authorities.	Positive - All consultation zone options allow for the protection of a network of waste management facilities to a varying degree. A consultation zone of 250m may provide an appropriate level of safeguarding without resulting in a significant number of consultations, placing too heavy a burden on the local planning authorities.
20. To adapt to and mitigate the impacts of climate change.	N/A	N/A	N/A	N/A
21. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual	N/A	N/A	N/A	N/A

Sustainability Objectives	Consultation Zone < 250m circa 100m	Consultation Zone 250m	Consultation Zone >250m circa 500m	Assessment
impacts.				
22. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	N/A	N/A	N/A	N/A
23. To sustain the health and quality of life of the population	A consultation zone would allow the MPA to object/recommend mitigation to reduce impacts on new development in the vicinity of waste facilities. Level of safeguarding would be limited with this option.	A consultation zone would allow the MPA to object/recommend mitigation to reduce impacts on new development in the vicinity of waste facilities. Level of safeguarding would be limited with this option.	A consultation zone would allow the MPA to object/recommend mitigation to reduce impacts on new development in the vicinity of waste facilities. Level of protection would be increased with this option.	Positive - All options would provide protection for existing waste management facilities from encroachment by non-waste development. The greater the consultation zone the greater the protection.
24. To enable safe access to countryside and open spaces.	N/A	N/A	N/A	N/A
Conclusion:	All options would provide protection for existing waste management facilities from encroachment by non-waste development. The greater the consultation zone the greater the protection. However, to ensure the safeguarding procedure is implemented effectively it is important to strike an appropriate balance between protection and placing too heavy a burden on the local planning authorities.			
Mitigation	N/A			
Monitoring:	N/A			